0261685 (1)

IDENTIFICATION REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (kd) Title No: 38451
Dav. Co. File: Box 8

97 JAN -6 AM 10:06

REGISTER
DAVIDSON COUNTY, TN.

BOOK 10311 PG 227

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Frank Houser Joyce Houser 834 No. Curtiswood Nashville, Tennessee 37220	SAME

TAX MAP-PARCEL NUMBERS: 132-06-49

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stan Pope and spouse, Gloria Pope,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Frank Houser and spouse, Joyce Houser,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Tract of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being a part of the original John Thompson Tract of land and part of Lots Nos. 3 and 4, and part of the Dower Tract on the Plan of the Mullen Lands, as of record at Minute Book "I", Page 103, Chancery Court at Nashville, and also shown as land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of the Don R. & Jane D. Martin Property of record in Plat Book 6900, Page 425, described according to a survey made June 12, 1987, by Dale and Associates, Inc., surveyors, as follows:

BEGINNING at a stake in the easterly margin of Glen Leven Drive and on the northeasterly corner of Glen Leven Drive and Curtiswood Lane;thence, North 37°59'26" East 131.99 feet to a point; thence, around a curve to the left having a central angle of 4°8'24", a radius of 954.93 feet, a length of 69 feet, a chord which bears North 35°55'14" East 68.98 feet to a point; thence, South 88°29'26" East 416.86 feet along the southerly line of the Jacobson property to a point; thence, South 34°58'42" West 386.95 feet to a point in the northerly margin of Curtiswood Lane; thence, around a curve to the left having a central angle of 12°42'47", a radius of 158.06 feet, a length of 35.07 feet, a chord which bears North 61°22'41" West 35 feet to a point; thence, North 67°44'05" West 297.86 feet to a point; thence, around a curve to the right having a central angle of 105°43'24", a radius of 25 feet, a length of 46.13 feet, a chord which bears North 41°52'19" West 39.86 feet to the point of beginning, containing 2.47 acres, more or less.

BEING the same property conveyed to Stan Pope and wife, Gloria Pope by deed from Harry R. Jacobson and wife, Carol Jan Jacobson of record in Book 9414, Page 931, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to any and all matters shown on the herein referenced Plan of record in said Register's Office.

By accepting this deed of conveyance, the herein named Grantees do hereby accept and ratify all matters set out on the plan of record in Book 6900, Page 425, Register's Office for

Davidson County, Tennessee.

Exhibit "A"attached hereto amends plan of record in Book 6900, Page425, Register's Office for Davidson County, Tennessee to provide an amendment of the rear setback line.

This is improved property, known as: 834 No. Curtiswood, Nashville, Tennessee 37220

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 2nd day of January, 1997.

Stan Pope

Gloria Pope

State of Tennessee
County of Davidson

On this 2nd day of January, 1997, before me the undersigned authority, personally appeared **Stan Pope** and **Gloria Pope**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution thereof to be free act and deed.

DEBORAH H. BERRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: Deborah H. Berrie
Notary Public

State of Tennessee
County of Davidson My Commission Expires JULY 25, 1998

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 1239200.48

Affiant

Sworn and subscribed before me on the 2nd day of January, 1997.

DEBORAH H. BERRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Deborah H. Berrie
Notary Public

My Commission Expires:

My Commission Expires JULY 25, 1998

EXHIBIT "A"

MINUTES OF THE MEETING OF THE ZONING BOARD OF APPEALS
CITY OF OAK HILL, TENNESSEE
DECEMBER 3, 1996

BOOK 10311 PG 229

The Board of Zoning Appeals of the City of Oak Hill, Tennessee met in the City Office at 5:00 p.m. on December 3, 1996. Board members present were Risley Lawrence, who acted as Chairman, Chris Was, and Luther Luton. Also present was City Manager George Morris, City Attorney Bert Haywood, who acted as Secretary for the meeting, and Office Manager Mary Clyde Sparks.

Also attending the meeting were those persons listed on Exhibit A attached to these minutes.

The following matters were considered and disposed of as indicated:

1. Minutes of the October 15, 1996 and November 26, 1996 meetings were amended to reflect the year of such minutes as being 1996 instead of 1995. Also paragraph numbered "2" of the October meeting is amended by changing the Case No. from 95-6 to 96-6. Said minutes of the October and November meetings, as amended, were approved as read. The minutes of the September 14 meeting were approved as read.

2. Case 96-10 - Roy Luckett (939 Tyne Boulevard) The City Manager refused to grant a building permit to Mr. & Mrs. Luckett to construct a two-story home on the subject property due to the fact the rear portion of said house would be within 70' of the rear property line instead of 100' as required by current zoning. Steve Maxwell, architect for appellants presented this appeal on their behalf.

Timely written notices were sent to all affected parties. Several letters opposing the variance were received by the City Manager. Many neighbors were in attendance and all expressed strong opposition to granting the requested variance. Much discussion ensued and many question asked. Testimony indicated that the primary reason for the variance was to save two or three large trees that must be removed if the 100' rear yard set back is observed. Mrs. Luckett stated that it was not her intent to create discord in the neighborhood and that she was prepared to fully comply with present zoning in view of expressed opposition.

After discussion was exhausted, on motion duly made and seconded the following resolution was unanimously passed.

"Resolved that a variance as applied for to construct a two-story residence at 939 Tyne Boulevard within 75' of the rear property line is hereby denied."

3. Case 96-11 - Stan Pope (834 North Curtiswood Lane) This is a very large lot with an unusual shaped building envelope. Mr. Pope has constructed a home thereon which encroaches into the 100' rear set back area by approximately 10.62'. He is seeking a variance approving such violation. Timely written notices have been mailed to all affected parties and no opposition has been expressed. To the contrary Mr. Pope stated that he has personally spoken with neighbors, none of whom are against the granting of the requested variance.

After much discussion, on motion duly made and seconded, the following resolution was unanimously passed

BOOK 10311 PG 230

"Resolved that a variance be and is hereby approved whereby the owner of property at 834 N. Curtiswood Lane may construct thereon a home which will encroach onto the 100' rear yard setback line by 10.62'."

There being no further business, the meeting was adjourned.

Chairman

George W Morris

City Recorder

Exhibit A

BOOK 10311 PG 231

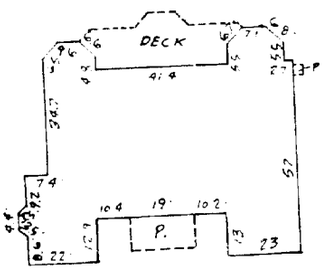
Scott Falvey	Maxwell Architects 631 End Avenue South Suite 1F Nashville 37210	244-8170
Steve Maher	Maxwell Architects	244-8170
Steve Maxwell	Maxwell Architects	244-8170
Brian Ratckin		
Stan Pope	Pope Properties	385-2002
Patsy Luckett	1230 McGrace Lane	373-2133
Mr. & Mrs. W. L. Davis, Jr.	929 Tyne Boulevard	298-3120
Mr. & Mrs. James Clarence Evans	940 Tyne Boulevard	383-0113

2213 01/06 0101 03CHECK 4610.05

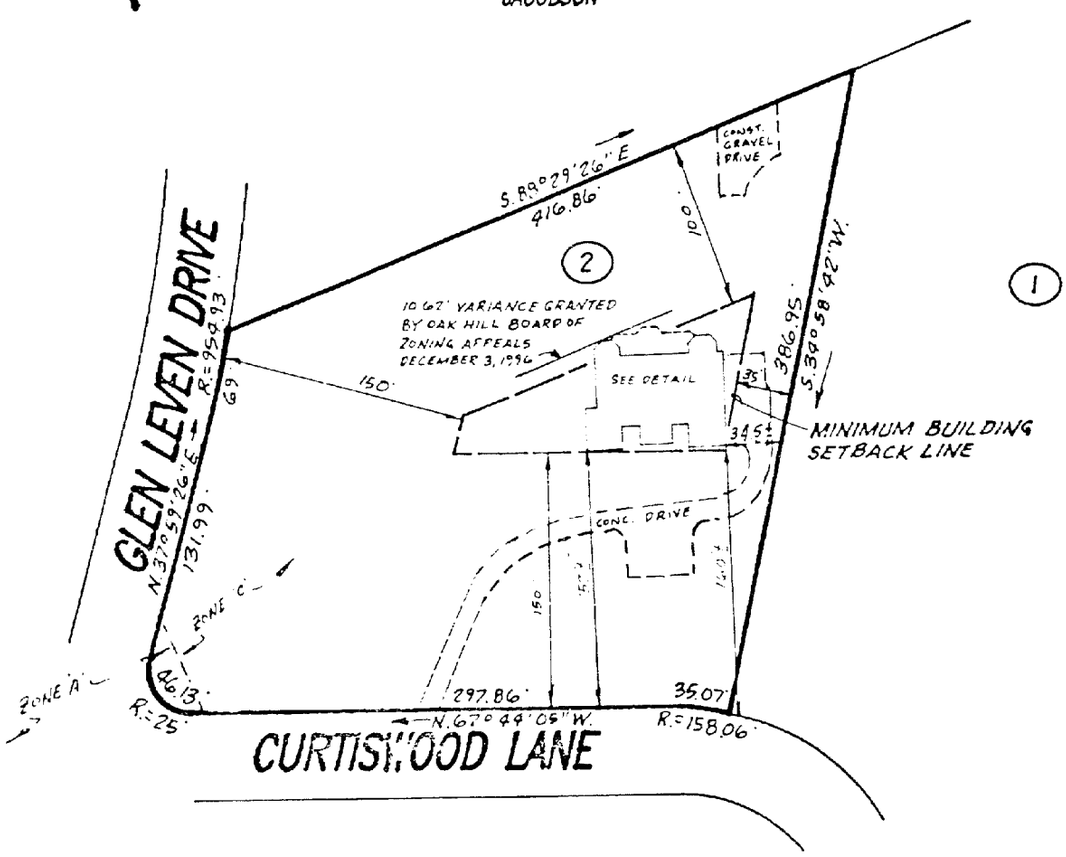
Exhibit "A" cont.

BOOK 10311 PG 232

NOTE: A portion of this parcel is located in an area designated as "zone 'A','C'" on NFIP Community No. 470351, Panel No. 0001A, Dated: 4-1-80, which is the latest map received by us as of this date. See drawing for areas involved as scaled from said map.



HOUSE DETAIL



MORTGAGE LOAN INSPECTION

OWNER: FRANK & JOYCE HOUSER

PROPERTY LOCATED: 834 CURTISWOOD LANE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

PROPERTY: LOT NO. 2 ON THE PLAN OF RESUBDIVISION OF THE DON R. & JANE D. MARTIN PROPERTY CITY OF OAK HILL BOOK 6900 - PAGE 425 - R.O.D.C.

RECORDED:

SCALE: 1" = 100' DATE: ~~FEBRUARY 20, 1996~~ DECEMBER 10, 1996

This MORTGAGE LOAN INSPECTION should not be represented to be a land survey. It was done at the request of and for the use of the mortgage lender only. It should not be relied upon for the construction of fences or the establishing the exact lines of property. Only the corners were set or found at the time of this inspection.

SIGNED: JOHN KOHL & COMPANY, P.C.

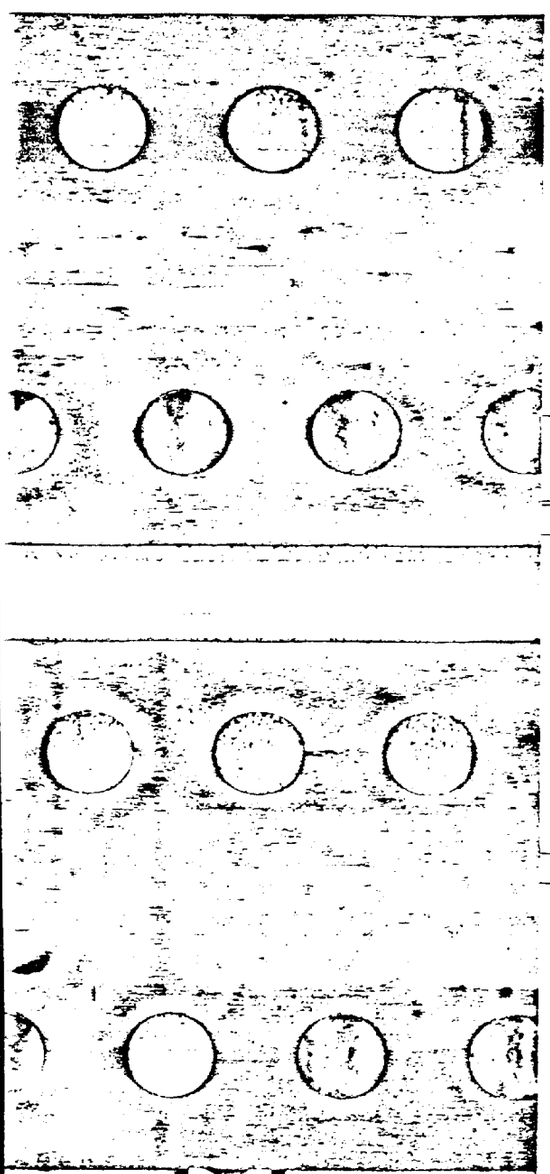
By:

JOHN B. KOHL III REGISTERED LAND SURVEYOR TENNESSEE No. 1100

JOHN KOHL & COMPANY, P.C. • 400 7th Ave. S., Nashville, TN 37203 • (615) 255-3535

20662 D-284

This Document Is The Property Of Davidson County Register of Deeds



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF 2214 01/06 0101 03CHECK 0.00

FOR

BOOK 10311 PG 233

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				MAMT 1239200.48
				CON TX 4585.05
				PRFEE 1.00
				WDEED 24.00
				TOTAL 4610.05
				CHECK 4610.05
01/06/97	01			10:06 0001 2213

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0261685
IDENTIFICATION REFERENCE

97 JAN -6 AM 10:

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENNESSEE

VOID

				MAMT 1239200.48-
				CAMT 1239200.48
				TOTAL 0.00
				CHECK 0.00
01/06/97	01			10:06 0001 2214

No. 1104756