43

WARRANTY DEED

BOOK 10364 PG 316

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 389,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February 19 97

Notary Public

MY COMMISSION EXPIRES: 1-27-2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TAYLOR, PHILBIN, PIGUE, MARCHETTI, & BENNETT, PLLC, One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark F. Thompson (NAME)	Suntrust Bank, Nashville, N. A. (NAME)	144-12-19
2036 Priest Road (ADDRESS)	P. O. Box 305110/7th Floor (ADDRESS)	FH18275
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37230-5110 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Mary P. Schatz and husband, Walter F. Schatz

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark F. Thompson and wife, Mary E. Thompson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 39 on the Plan of Otter Creek Hills, of record in Book 2900, Pages 110 and 111, Register's Office for said County and more particularly described in accordance with a survey prepared by John Kohl and Company, P.C. dated 2/24/97 and identified as File No. 27013-305 as follows:

BEGINNING at a point on the northerly margin of a cul-de-sac of Priest Road, said point designated by an iron pin and being the front southwest corner of Lot 39 on said plan; thence with a common boundary line between Lots 39 and 40, north 13° 47' 43" west 375.28 feet to an iron pin forming the common rear corner of Lots 39 and 40 on said plan; thence north 66° 4' 32" east 137.81 feet to an iron pin; thence north 81° 36' 32" east 81.53 feet to a concrete monument marking a common corner with Lots 39 and 34 on said plan; thence with a common boundary line between said lots south 30° 34' 7" east 304.72 feet to an iron pin forming a common corner among Lots 39, 38 and 34 on said plan; thence with a common boundary between Lots 39 and 38 south 43° 15' 10" west 282.72 feet to an iron pin in the northeast margin of Priest Road forming a common front corner between Lots 39 and 38 on said plan; thence north 30° 26' 38" west 26 feet to the beginning of a curve having a radius of 45 feet and a length of 75.01 feet in a northwest direction to the point of beginning.

Included in the foregoing description is a perpetual easement of ingress and egress located in the southwest corner of said Lot 39 as reflected on the aforesaid plan. This easement provides access to Lots 40 and 34 on said plan, as well as access to a water tank located on Lot 34. The access road forming a part of this easement, which is approximately 25 feet wide, also runs along the rear northerly property line of Lot 39 on said plan. This conveyance is

CONTINUED

uninproved ( )
This is improved (X) property, known as 2036 Priest Road, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 27th day of February 19 97

Mary P. Schatz

Walter F. Schatz

BOOK 10364 PG 317

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary P. Schatz and husband, Walter F. Schatz

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of February 19 97

Commission expires 1-27-2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

1325 02/28 0101 03CHECK 1440.30

LEGAL DESCRIPTION CONTINUATION

expressly made subject to this perpetual easement and grantors reserve unto themselves and the current and future owners of the aforesaid Lots 39, 40, and 34 this permanent nonexclusive easement for purposes of ingress and egress herein above described.

Being the same property conveyed to E. Fred Schultz and wife, Mary P. Schultz, by deed from Richard E. Bryant and wife, Patricia Bryant, of record in Book 4729, Page 495, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to Mary P. Schultz by Quitclaim Deed from E. Fred Schultz of record in Book 9952, Page 450, said Register's Office. Mary P. Schultz having since married and now known as Mary P. Schatz.

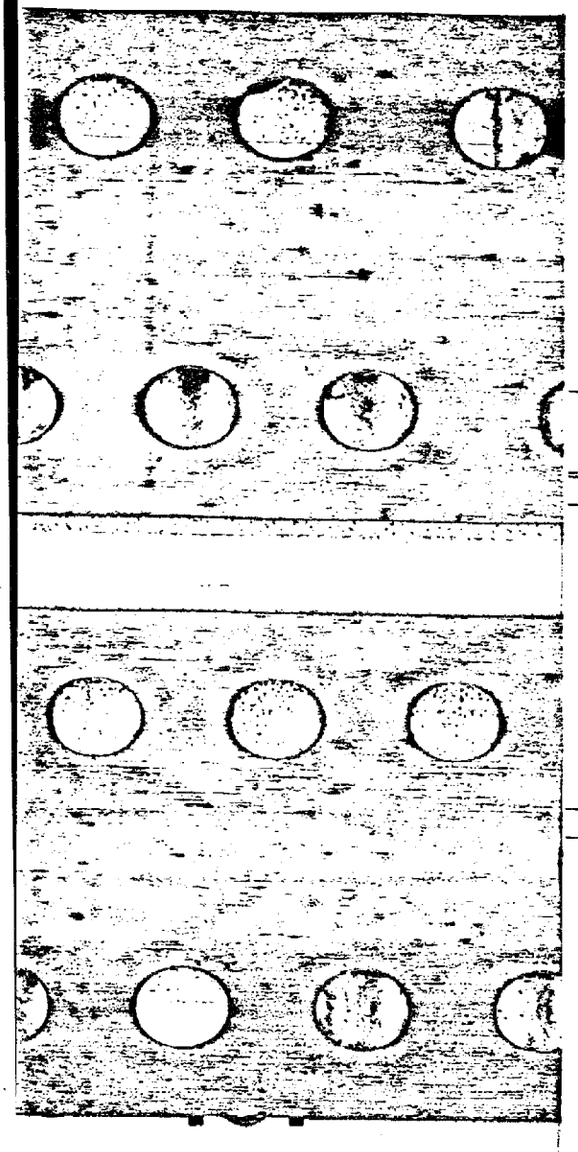
This conveyance is subject to any and all existing restrictions and easements of record.

Walter F. Schatz, husband of the said Mary P. Schatz, joins in this conveyance for the purpose of conveying any and all right and title that he may now, or at any time in the future, have in subject property, especially his marital rights.

97 FEB 28 PM 3:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

02776 13



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

RECEIVED OF _____

FOR _____ BOOK 10364 PG 318

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

CAMT
385000.00
CON TX 1439.30
PRFEE 1.00
WDEED 8.00
TOTAL 1448.30
CHECK 1448.30
02/28/97 01 [illegible] 0001 1325

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0277613
IDENTIF. & REFERENCE

97 FEB 28 PM 3:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1122233