BOOK 10379 PG 79

BOX #19B
G#97-3-6K

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF March 19 97

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARVIN G. HALL, III	"NEW OWNERS"	PART OF MAP 137
(NAME)	(NAME)	
3900 Hillshire Drive		PARCEL 086
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		P/O FB #04D-21870
(CITY) (STATE) (ZIP)	(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, SPYKER H. WILSON, JR., BUFORD H. WILSON, AND JOHN A.WILSON, AS THE SOLE HEIRS-AT-LAW OF MARY HAMILTON WILSON, DECEASED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARVIN G. HALL, III, AND WIFE, SONJA L. HALL

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 located in the Fourth (4th) Civil District of Davidson County, Tennessee, and being described according to a survey by Kenneth W. Morton, Tennessee Registered Land Surveyor, No. 623, dated June 22, 1996 (a copy of which is attached hereto as Exhibit "A"), as follows:

BEGINNING at a point in the centerline of Couchville Pike, said point being the common northerly most corner of the herein described property and the 7.79 acre tract of land, retained by the Grantors herein; thence, South 6° 22' 16" East, 25.00 feet to a witness rod; thence, continuing South 6° 22' 16" East, 634.23 feet to a point, said point being at a new iron rod; thence, North 86° 36' 49" East, 53.00 feet to a point, said point being a new iron rod; thence, South 12° 26' 05" East, 186.05 feet to a point; thence, South 11° 13' 00" East, 232.85 feet to a point, said point being at a new iron rod; thence, South 88° 52' 10" East, 306.69 feet to a point, said point being at a new iron rod; thence, North 9° 30' 00" West, 1,027.58 feet to a witness rod; thence, continuing with said call, 25.00 feet to a point in the centerline of Couchville Pike; thence, with the centerline of said Couchville Pike, North 84° 46' 42" West, 244.82 feet to a point; thence, continuing with the centerline of Couchville Pike, North 85° 45' 22" West, 102.15 feet to the point of BEGINNING.

CONTINUED

unimproved (X)
This is improved ( ) property, known as Couchville Pike, Hermitage, TN 37076 (8.01 acres ±)
(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 11th day of March 1997

Spyker H. Wilson Jr.
SPYKER H. WILSON, JR., HEIR-AT-LAW OF MARY HAMILTON WILSON, DECEASED

JOHN A. WILSON, HEIR-AT-LAW OF MARY HAMILTON WILSON, DECEASED

Buford H. Wilson
BUFORD H. WILSON, HEIR-AT-LAW OF MARY HAMILTON WILSON, DECEASED

DCTN01WC

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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 SPYKER H. WILSON, JR., BUFORD H. WILSON, AND JOHN A.WILSON, AS THE SOLE HEIRS-AT-LAW OF MARY HAMILTON WILSON, DECEASED

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 Brentwood, Tennessee, this 11th day of March 19 97.

Commission expires July 24, 1999

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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

LEGAL DESCRIPTION CONTINUATION

BEING part of the same property conveyed to S. Hollins Wilson, by Deed from S. A. Buchanan and wife, Etta Buchanan, of record in Book 966, Page 609, Register's Office for Davidson County, Tennessee. The said S. Hollins Wilson having since died. The said property was devised to Mary Hamilton Wilson by the Last Will and Testament of S. Hollins Wilson, of record in Will Book 95, Page 86, Probate Office for said County. The said Mary Hamilton Wilson having since died. Spyker H. Wilson, Jr., Buford H. Wilson, and John A. Wilson were appointed Administrators of the Estate of Mary Hamilton Wilson, by Order of Intestate Administration, of record in Minute Book 382, Page 265, Probate Office for said County.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

THE ABOVE SUBJECT PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTORS HEREIN.

0282401
IDENTIF. & REFERENCE

97 MAR 13 PM 12:59
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

6432 03/13 0101 03CHECK 257.10

DCTN01WC

EXHIBIT "A"

TO WARRANTY DEED

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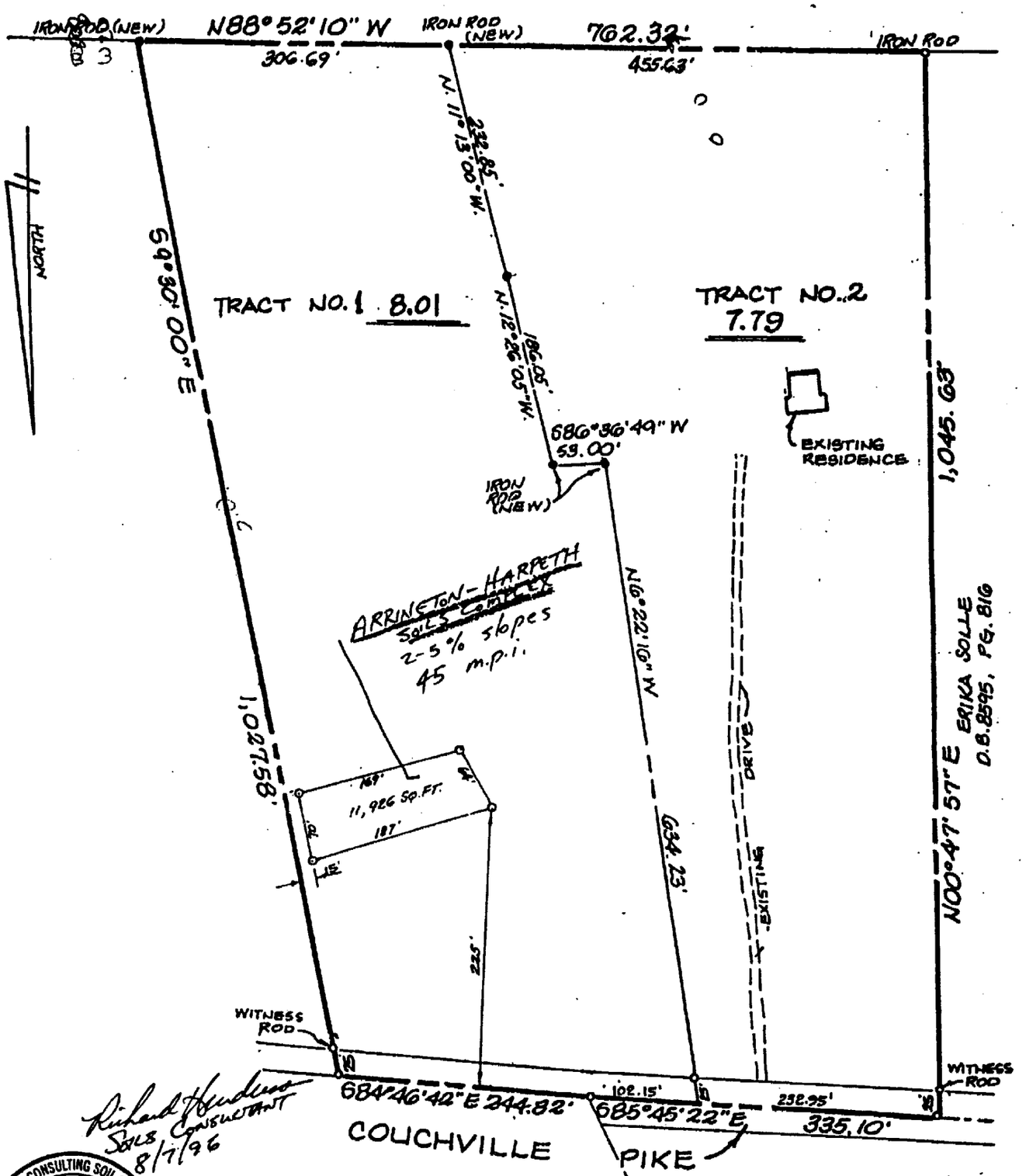

Richard Henderson
Soils Consultant
8/7/96

NAT. SOC. CONSULTING SOIL SCIENTISTS
RICHARD B. HENDERSON #071
EXPIRES 4/1/97
REGISTERED PROFESSIONAL SOIL SCIENTIST

KENNETH W. MORTON
REGISTERED LAND SURVEYOR
TENNESSEE NO. 623

6/22/96

This Property is not located in F.E.M.A./F.I.R.M flood hazard area by maps available to me at this time. Community Panel 470040 0350B, Dated 6-15-82.

Prepared: Mary Hamilton Wilson Heirs, John Wilson, Trustee

Property Address: 3545 Couchville Pike
Hermitage, TN., 37076

4th Civil District, Davidson County, Tennessee

Scale: 1"=100' Date: 6-22-96

Tax Map 137, Part of Parcel 86

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

CERTIFICATION OF ACCURACY

I HEREBY CERTIFY THAT THE ACCURACY OF THIS GRID IS 1:1000 AND IS LOCATED AS SHOWN.

Kenneth W. Morton
KENNETH W. MORTON, T.R.L.S. #623

Prepared by: Kenneth W. Morton



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

RECEIVED OF _____

FOR _____

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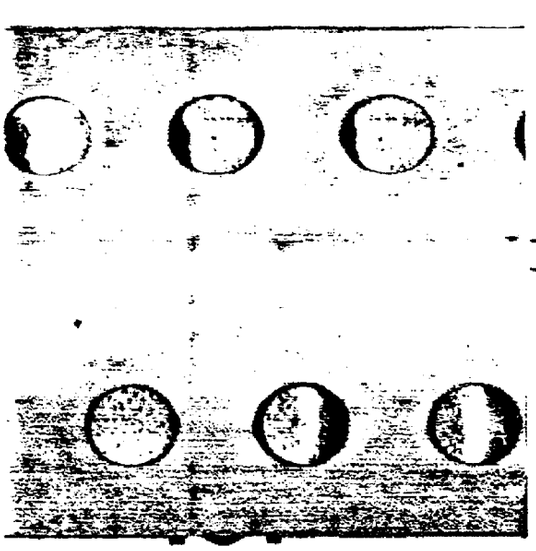
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 93000.00
CON TX 344.10
PRFEE 1.00
WDEED 12.00
TOTAL 357.10
CHECK 357.10

03/13/97 01 13:03 0001 6432

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0282401
IDENTIF. ↑ REFERENCE

97 MAR 13 PM 12:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1126790