WARRANTY DEED

BOOK 10394 PG 140

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$90,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF ~~FEBRUARY~~ March, 1997.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/22/97

THIS INSTRUMENT PREPARED BY: Robert B. Young, Attorney
4800 Charlotte Ave.
Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARC.
Robert Sisemore and wife, **Norma Sisemore**	Same	89-00-15
7607 River Road Pk.		
Nashville, TN 37209		

FOR AND IN 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, **GEORGE M. WATKINS** AND **MACALYNE W. FRISTOE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT SISEMORE** AND WIFE, **NORMA SISEMORE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See "Exhibit 1."

Allison H. Watkins joins in this conveyance for the specific purpose of conveying any right, title and interest she may have by virtue of her marriage to George M. Watkins.

*The above description varies from the previous deed of record to include a "call" that was left off the previous deed.

This is unimproved property known as:

Rt. 2, River Road Pk., Nashville, TN 37209
(House Number) (Street) (City) (State) (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 hands this 27 day of February, 1997.

GEORGE M. WATKINS - SELLER

ALISON H. WATKINS - SELLER

MACALYNE W. FRISTOE - SELLER

STATE OF Illinois)
)
COUNTY OF Tazewell)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **George M. Watkins**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Peoria, Illinois, this 26th day of ~~February~~ 1997.

"OFFICIAL SEAL"
Lori S. Martin
Notary Public, State of Illinois
My Commission Expires 4/28/97

Lori S. Martin
NOTARY PUBLIC

My commission expires: 4-28-97

STATE OF Illinois)
)
COUNTY OF Tazewell)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Alison H. Watkins**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Peoria, Illinois, this 26th day of February, 1997.

"OFFICIAL SEAL"
Lori S. Martin
Notary Public, State of Illinois
My Commission Expires 4/28/97

Lori S. Martin
NOTARY PUBLIC

My commission expires: 4-28-97

STATE OF Indiana)
)
COUNTY OF Tippecanoe)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Macalyne W. Fristoe**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Lafayette, Indiana, this 17 day of ~~February~~ March, 1997.

Sara L. Ledman
NOTARY PUBLIC

SARA L. LEDMAN, Notary Public
My Commission Expires June 11, 1998
Resident County, Tippecanoe

My commission expires: 6-11-98

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSA

EXHIBIT "A"

BOOK 10394 PG 142

Property located in the 8th Civil District of Davidson County, beginning at a point in the center of the River Road where the Old Rucker line begins and running with and along the Rucker line North 87 deg. 30' east 558 feet to a point on the Old Rucker line; thence north 87 degrees 30 min. east 922 feet to a point;"thence North 79 deg. east 255 feet; thence North 77 deg. 30' east 403.9 feet, being the line of property deeded to L.F. Watkins of record in Book 487, page 208, Register's Office for Davidson County, Tennessee; thence North 73 deg. east 148.5 feet; thence North 54 deg 15' east 450.4 feet to the point where the Rucker line joins the Cumberland River; thence North along the boundary of the Cumberland River 17 deg.25' west 1237.5 feet to a point on said river; thence North 10 deg. west 605 feet to the center of Indian Creek where said creek flows into the Cumberland River; thence along the present meandering of said Indian Creek North 80 deg. west 290 feet to a point in said Creek; thence South 53 deg. 45' west 60 feet; thence South 5 deg. 30' west 145 feet to a bend in said Creek; thence south 53 deg. west 230 feet along said creek; thence south 16 deg. 30' west 275 feet to the center of said creek where it joins the boundary of the L.F. Watkins property as of record in Book 502, page 301, Register's Office for Davidson County, Tennessee, thence south 19 deg. 15' west 220 feet to a point on the east bank of said creek; thence south 57 deg. 45' west 200 feet to a point on the bank of a bend of Indian Creek; thence south 39 deg 45' west 246 feet to a point; thence south 27 deg. 35' west 1310 feet to a point 50 feet north of the Rucker line; thence parallel with the Rucker line south 87 deg. 30' east 558 feet to a point in the River Road 50 feet North of the Rucker line; thence from said point 50 feet south on the River Road to the point of beginning.

Being the same property conveyed to Dr. George M. Watkins and Dr. Macalyne W. Fristoe by deed from Dwight L. Watkins, unmarried, in Book 5776, page 491, Register's Office for Davidson County, Tennessee.

There is included in the description but excluded from this conveyance the following described property of 16.5 acres conveyed in Book 3099, page 482, R.O.D.C., Tennessee, to Carsie Sircy and wife, Willie C. Sircy by deed from Dwight Watkins.

Land in the 8th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by S.H. Hutchison, on July 1, 1960, as follows:

Beginning at a point at the intersection of the center line of Indian Creek and the Cumberland River; thence up Indian Creek along the center line thereof and along the line of the Cordell Hull Farm, as follows: North 80 deg. west 290 feet; south 53 deg. 45' west 60 feet' south 5 deg.30' west 145 feet; south 53 deg. west 230 feet; south 16 deg. 30' west 275 feet to a point in the line of the lands of C.L. Pickney; thence with said Creek along Pickney's line, south 19 deg. 45' west 160 feet to a point in Indian Creek lake; thence leaving said Creek along the new line of Dwight Watkins, south 68 deg. east 488 feet; south 62 deg. 30' east 98 feet to a large elm; south 24 deg. east 210 feet to a large persimmon; south 28 deg. east 236 feet to a double red oak; thence south 14 deg. east 115.5 feet to a small buckeye tree with iron-wood pointers; thence south 3 deg. east 132 feet to a buckeye tree; thence south 11 deg. 30' west 66 feet to a double buckeye tree with cedar pointers; thence south 10 deg. west 200 feet to an elm tree; south 28 deg. 15' west 138 feet to a stake; south 31 deg. west 99 feet to a stake; south 34 deg. west 99 feet to a walnut tree in a fence row, being in the north line of the lands of Carsey Sircey; thence with his line, north 72 deg. 30' east 128 feet to a hackberry; thence north 56 deg. east 419 feet to a point on Cumberland River; thence down said River, north 15 deg. 30' west 1237.5 feet and north 9 deg west 605 feet to the point of beginning containing 16.5 acres, more or less.

Please see Exhibit "B" following:

RECORDERS MEMO
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EXHIBIT "B"

This is a perpetual easement on the property herein conveyed to the United States Government of 5.29 acres conveyed to the U. S. Government in Book 2155, page 311-316, Register's Office for Davidson County, Tennessee described as follows:

BOOK 10394 PG 143

CHEATHAM LOCK AND DAM PROJECT, CUMBERLAND RIVER, TENNESSEE
TRACT NO. H-808-E

DESCRIPTION: ACRES: 5.29

A tract of land lying entirely below the 390-foot contour line above mean sea level, situate on the left descending bank of the Cumberland River, in the 8th Civil District of Davidson County, Tennessee, and bounded substantially as follows:

Beginning at a point where the 390-foot contour line crosses the dividing line between the lands now or formerly of Charles L. and Margaret Burrus Pickney and the lands of the subject owner, said point being North 29° 00' East 1,445 feet, more or less, from the most northeasterly corner of the lands of said Pickney; thence, leaving said contour line and along said Pickney line, North 26° 00' East 450 feet, to a point in the center of a creek; thence, northeasterly and downstream, following the meanderings of the center line of said creek and still along said Pickney line, a distance of 940 feet, more or less, to a point at the confluence of the center line of said creek with the ordinary high water line of the Cumberland River; thence, southerly and upstream, following the meanderings of said water line a distance of 1,900 feet, more or less, to a point in the line of the lands now or formerly of Carsie and Willie C. Sircy; thence, leaving said water line and along said Sircy line, South 59° 00' West 80 feet, to a point where the 390-foot contour line crosses the dividing line between the lands of said Sircy and the lands of the subject owner; thence, leaving said Sircy line, severing the lands of the subject owner and following the 390-foot contour line as it meanders generally as follows: North 14° 15' West 1,820 feet, North 52° 00' West 125 feet, South 27° 00' West 820 feet, and South 50° 30' West 370 feet, to the point of beginning, containing five and twenty-nine hundredths (5.29) acres, more or less.

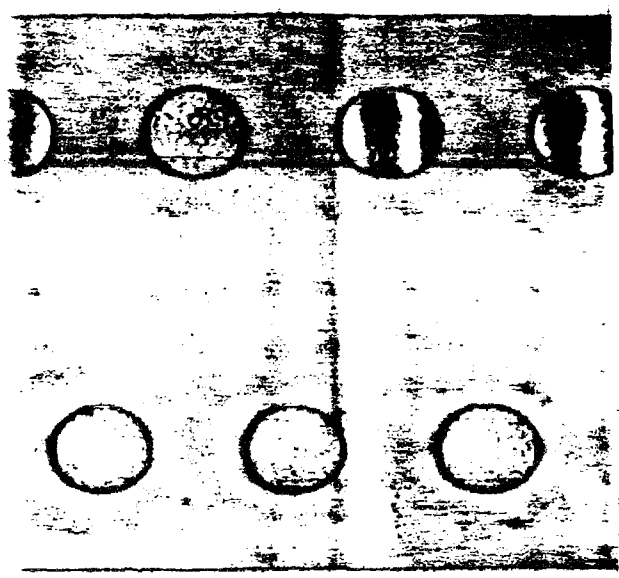
The above described tract of land is a part of the same land as that conveyed to Nell D. Clark, Trustee for Dwight L. Watkins, by Chancery Court decree, of record in Minute Book 151, Page 120, and also recorded in Deed Book 1260, Page 484, in the records of Davidson County, Tennessee.

0287890
IDENTIF. & REFERENCE

97 MAR 27 PM 1:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

2344 03/27 0101 03CHECK 750.00

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



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

RECEIVED OF _____

FOR _____

BOOK 10394 PG 144

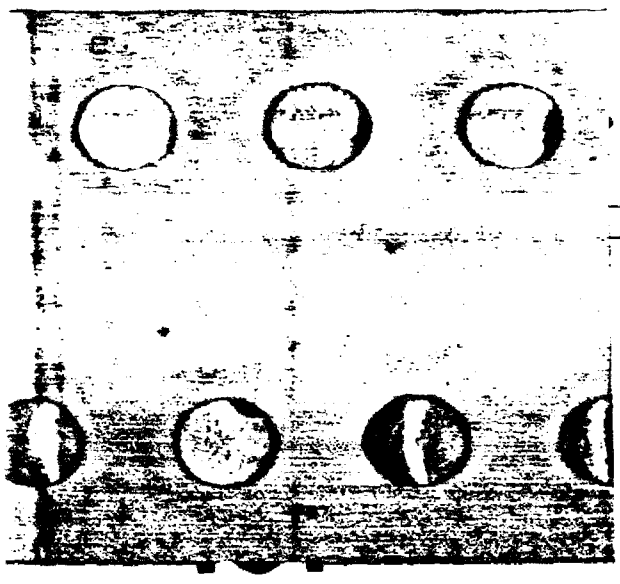
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 90000.00
CON TX 333.00
PRFEE 1.00
TDEED 16.00
ERR CO
TDEED 16.00-
WDEED 16.00
TOTAL 350.00
CHECK 350.00

03/27/97 01 13:31 0001 2344

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0287890
IDENTIF. ↑ REFERENCE

97 MAR 27 PM 1:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1132629