Mail

This Instrument Prepared By:
John T. Gwin, Attorney at Law
2542 North Mt. Juliet Road, Suite 1
Mt. Juliet, Tennessee 37122

BOOK 10409 PG 407

ADDRESS NEW OWNER:
James S. Li vely, III, et ux
713 General Kershaw Drive
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Union Planters Bank
P.O. Box 3137
Memphis, TN 38173-0137

MAP **54**
GROUP **16**
PARCEL **18**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James R. Harbin and wife, Jane E. Harbin,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **James S. Li vely, III and wife, Linda V. Lively**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Tract No. 1: Beginning at a point in the westerly margin of General Kershaw Drive, said point being 243.9 feert along the west right-of-way south of the southwest corner of the Hoover Tract, of record in Book 2908, page 18, Register's Office for said County; thence north 66 deg. 30 min. west more or less, 260 feet more or less; thence south 16 deg. 21 min. west 44.0 feet along the Government Take line of Old Hickory Lake; thence continuing along said Government Take Line, south 38 deg. 28 min. west, 108.2 feet to a point; thence south 75 deg. 30 min. east more or less, 335 feet more or less to a point in the westerly margin of General Kershaw Drive; thence along a curve of 1908.03 feet radius, being the western margin of General Kershaw Drive, 100 feet to the point of beginning.

Being the same property conveyed to James R. Harbin and wife, Jane E. Harbin by deed dated September 12, 1989, from Ronald I. Dye and wife, Betty M. Dye, of record in Book 7936, page 820, Register's Office for Davidson County, Tennessee.

Tract No. 2: A parcel of land located on General Kershaw Drive in the 11th Councilmanic District of Davidson County, Tennessee, being further described as follows:

Commencing at the intersection of the centerlines of General Kershaw Drive and Bedford Forest Drive; thence, South 17 degrees 45 minutes 44 seconds West a distance of 69.40 feet to an iron rod in the western right-of-way of General Kershaw Drive being the true point of beginning; thence North 58 degrees 23 minutes 40 seconds West a distance of 269.33 feet; thence South 19 degrees 41 minutes 12 seconds West a distance of 18.89 feet to an iron rod; thence South 62 degrees 22 minutes 39 seconds East a distance of 266.07 feet to the true point of beginning. The above described parcel is not a separate building site, and contains 2,488.922 square feet, or 0.057 acres, more or less.

Being the same property conveyed to James R. Harbin and wife, Jane E. Harbin by quitclaim deed from Jane E. Siegrist, dated January 3, 1994, and filed for record in Book 9206, page 950, Register's Office for Davidson County, Tennessee.

This is improved property known as 713 General Kershaw Drive, Old Hickory, Tennessee 37138.

BOOK 10409 PG 408

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 1997, a lien not yet due and payable. Map 54, Group 16, Parcel 18. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute.

2. Zoning and planning rules, regulations and ordinances that affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their 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.

WITNESS our hands this the 31st day of March, 1997.

James R. Harbin

Jane E. Harbin

BOOK 10409 PG 409

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James R. Harbin and wife, Jane E. Harbin**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of March, 1997.

Patricia M. Gwin
Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 1/30/01

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $310,000.00.

AFFIANT

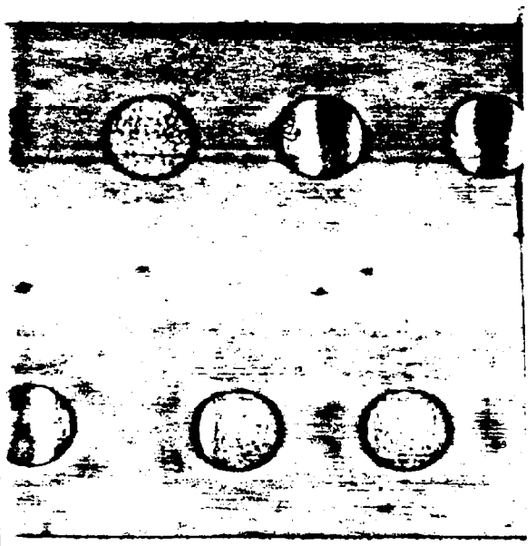
Subscribed and sworn to before me on this 31st day of March, 1997.

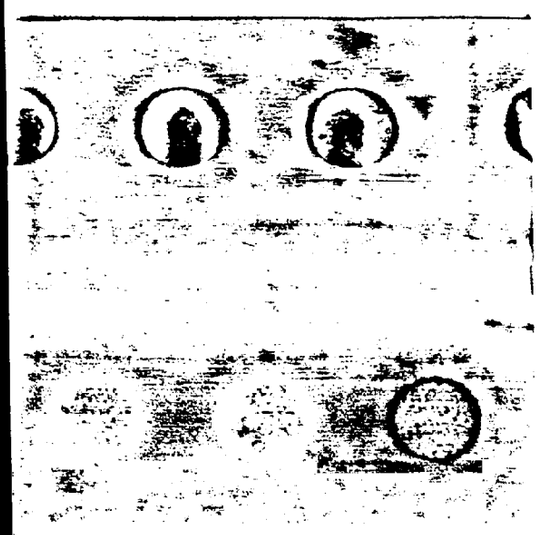
Patricia M. Gwin
Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: January 30, 2001

6991 04/08 0101 03CHECK 1160.00

0292191





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

RECEIVED OF _____

FOR _____

BOOK 10109 PG 410

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	
				310000.00
			CON TX	1147.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	1160.00
			CHECK	1160.00
04/08/97	01		09:19 0001	6991

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0292191
IDENTIF. & REFERENCE

97 APR -8 AM 9:19
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1137220