6-

This Instrument Prepared By:
BOTTORFF, KAVIN and COOK, (TIB)
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027
(615) 371-0800

WARRANTY DEED

BOOK 10410 PG 937

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
D. E. Ryan c/o West Meade Realtors 7242 Highway 70 South Nashville, Tennessee 37221	Owner	169-55
Mortgagee: None	RECORDERS MEMO LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED	

97 APR -8 PM 1:23

DAVIDSON COUNTY, TN. CLERK

IDENTIFICATION REFERENCE 02292586

WITNESSETH:

FOR AND IN CONSIDERATION of ten dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Margaret Major, Executrix of the Estate of C. W. Major, deceased, and Rena Shaub, Herman Major, James Crockett, Ann Sanders and Barbara Walden, all of whom are the beneficiaries under the Last Will and Testament of the said C. W. Major, deceased, and Marilyn Braswell Hestle, the widow of James T. Hestle, Jr. and sole beneficiary under the Last Will and Testament of James Thomas Hestle, Jr., deceased, (James T. Hestle, Jr. and James Thomas Hestle, Jr. being one and the same person), who was also a beneficiary under the Last Will and Testament of C. W. Major, deceased, but has since died, (hereinafter called the "Grantors"), do hereby grant, transfer and convey unto D. E. Ryan (hereinafter called the "Grantee") that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

7413 04/08 0101 03CHECK 58.00

SEE EXHIBIT A ATTACHED HERETO

Being part of the property devised to Rena Shaub, Herman Major, James Crockett, Ann Sanders, Barbara Walden and James T. Hestle, Jr. by the Last Will and Testament of C. W. Major, deceased, of record in the Probate Court Clerk's office for Davidson County, Tennessee, (the said James T. Hestle, Jr. having since died and his interest in said land having been devised to his widow, Marilyn Braswell Hestle, by the Last Will and Testament of James Thomas Hestle, Jr. of record in the Chancery Court, Clerk and Master's Office, Probate Division, for Williamson County, Tennessee, a certified copy of which is being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee); and further being part of the property conveyed to C. W. Major (now deceased) by Deed from the Chancery Court of Davidson County, Tennessee, of record in Book 6503, page 161, Register's Office for Davidson County, Tennessee.

This is unimproved property now known as one-half (1/2) acre, more or less, located on the South side of Highway 100, West of Pasquo Road, Nashville, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises, the real property taxes for 1997 which have been assumed by the Grantee, all "Roll-back" taxes which may be assessed against the subject property under the "Greenbelt" law which taxes have also been assumed by the Grantee by the acceptance of this Deed, and all rights of or limitations to access, ingress and egress to and from the subject and adjoining property which may effect the property including, but not limited to, the road across the subject property and the adjoining property, as reflected in the Deed to C. W. Major of record in Book 6503, page 161, Register's Office for Davidson County, Tennessee, the aforesaid survey of Benny M. Cantrell dated October 16, 1995, and which was updated as of April 3, 1997, and where the Natchez Trace Parkway adjoins the subject property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever;

AND the said Margaret Major in her capacity as Executrix of the Last Will and Testament of C. W. Major, deceased, (but not individually) does hereby covenant that C. W. Major was lawfully seized and possessed of said land, and as such Executrix (but not individually), she and the remaining Grantors do hereby covenant with the Grantee that they are lawfully seized and possessed of the said land in fee simple, have a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned;

AND the said Margaret Major, as Executrix of the Last Will and Testament of C. W. Major, deceased, (but not individually), and the remaining Grantors do further covenant and bind themselves, to warrant and forever defend the title to the said land to the said Grantee, and its successors and assigns, against the lawful claims of all persons claiming by or through them.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands on this the 2nd day of April 1997.

GRANTORS:

Estate of C. W. Major, deceased

By: Margaret Major, Executrix
Margaret Major, Executrix

Rena Shaub

By: Margaret F. Major, attorney-in-fact
Margaret F. Major, attorney-in-fact

Herman Major

By: Margaret F. Major, attorney-in-fact
Margaret F. Major, attorney-in-fact

James Crockett

By: Margaret F. Major, attorney-in-fact
Margaret F. Major, attorney-in-fact

Ann Sanders

By: Margaret F. Major, attorney-in-fact
Margaret F. Major, attorney-in-fact

Barbara Walden

By: Margaret F. Major, attorney-in-fact
Margaret F. Major, attorney-in-fact

Marilyn Braswell Hestle

By: Margaret F. Major, attorney-in-fact
Margaret F. Major, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Margaret Major, Executrix of the Estate of C. W. Major, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that as such Executrix (but not individually), she executed the within named instrument for the purpose therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 2nd day of April 1997.

Notary Public

My Commission Expires: March 2, 1998

THOMAS P. SELLERS NOTARY PUBLIC AT LARGE WILLIAMSON CO.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

BOOK 1041 PG 939

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named by Margaret F. Major, attorney-in-fact for Rena Shaub, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that as such attorney-in-fact, she executed the within named instrument for the purpose therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 2nd day of April 1997.

Notary Public

My Commission Expires: March 2, 1998

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named by Margaret F. Major, attorney-in-fact for Herman Major, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that as such attorney-in-fact, she executed the within named instrument for the purpose therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 2nd day of April 1997.

Notary Public

My Commission Expires: March 2, 1998

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named by Margaret F. Major, attorney-in-fact for James Crockett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that as such attorney-in-fact, she executed the within named instrument for the purpose therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 2nd day of April 1997.

Notary Public

My Commission Expires: March 2, 1998

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named by Margaret F. Major, attorney-in-fact for Ann Sanders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that as such attorney-in-fact, she executed the within named instrument for the purpose therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 2nd day of April 1997.

Notary Public

My Commission Expires: March 2, 1998

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named by Margaret F. Major, attorney-in-fact for Barbara Walden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that as such attorney-in-fact, she executed the within named instrument for the purpose therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 2nd day of April 1997.

Notary Public

My Commission Expires: March 2, 1998

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named by Margaret F. Major, attorney-in-fact for Marilyn Braswell Hestle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that as such attorney-in-fact, she executed the within named instrument for the purpose therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 2nd day of April 1997.

Notary Public

My Commission Expires: March 2, 1998

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $ 10,000.00 .

Affiant

Sworn to and subcribed to before me, this the 7th day of April 1997.

Notary Public

My Commission Expires: Mar 2, 1998

EXHIBIT A BOOK 10410 PG 941

SURVEYOR'S DESCRIPTION
C. W. Major Property
Parcel No. 55

Being a tract of land in Nashville, Davidson County, Tennessee, being the same property conveyed to Clifton W. Major by deed of record in book 6303, page 161, R.O.D.C., and being further described as follows:

BEGINNING at a point in the southerly right-of-way line of State Route 100, said point being located S 76°20'06" W, 16.50 feet from the northwesterly corner of property conveyed to Mildred C. Brown by deed of record in book 8091, page 643, R.O.D.C., and being the northeasterly corner of this tract,

THENCE, with the westerly line of property conveyed to Clifton W. Major by deed of record in book 8139, page 443, R.O.D.C. S 3°20'06" W, 108.20 feet to an iron rod,

THENCE, leaving said westerly line with the northerly line of said Major property S 79°22'11" W, 185.50 feet to an iron rod,

THENCE, leaving said northerly line with the westerly line of said Major property S 7°40'20" E, 76.00 feet to an iron rod,

THENCE, leaving said westerly line with the northerly line of property conveyed to Jerry A. Smith by deed of record in book 4261, page 55, R.O.D.C. S 84°43'59" W, 64.70 feet to an iron pin,

THENCE, leaving said northerly line with the easterly right-of-way line of the Natchez Trace Parkway the following calls:
N 18°16'02" E, 137.91 feet to an iron rod,
N 9°17'01" W, 27.15 feet to a concrete monument,

THENCE, leaving said easterly right-of-way line with the southerly right-of-way line of State Route 100 and a curve to the left 141.20 feet to an iron rod, said curve having a central angle of 5°59'12", a radius of 1,351.34 feet, and a chord of N 76°51'43" E, 141.14 feet,

THENCE, with said southerly right-of-way line N 76°20'06" E, 62.09 feet to an iron rod and the point of begining.

Containing 23,610 square feet or 0.542 acre, more or less, according to a survey by Benny M. Cantrell, Registered Land Surveyor, No. 1638, dated October, 16, 1995, and updated April 3, 1997.

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

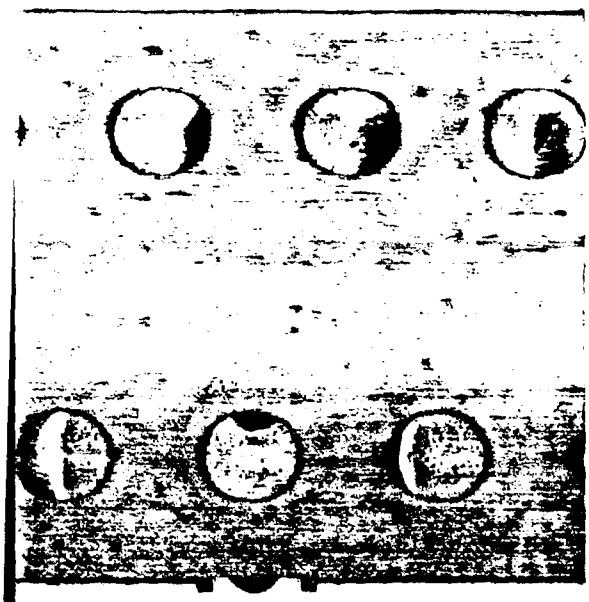
RECEIVED OF _____

FOR _____

BOOK 10410 PG 942

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 10000.00
CON TX 37.00
PRFEE 1.00
WDEED 20.00
TOTAL 58.00
CHECK 58.00

04/08/97 01 16:25 0001 7413

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0292586
IDENTIF. ↑ REFERENCE

97 APR -8 PM 4:23

REGISTER
DAVIDSON COUNTY, TN.

No. 1137641