BOX 28

# OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 10427 PG 328

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,000.00

Terry W. Davis
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 21st DAY OF April, 19 97

J. Leon Smith
NOTARY PUBLIC

My Commission expires: 11/28/98

THIS INSTRUMENT PREPARED BY

Dovereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219

NAME ADDRESS

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| TERRY W. DAVIS (NAME) | SAME (NAME) | Pt. of 11-13 |
| 103 Edgebrook Dr. (ADDRESS) | (ADDRESS) | |
| Goodlettsville, Tn 37072 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

VAN E. HAMLETT, AN UNMARRIED PERSON

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

TERRY W. DAVIS AND WIFE, RITA F. DAVIS

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

2927 04/24 0101 03CHECK 153.50

(SEE ATTACHED EXHIBIT "A")

Being part of the same property conveyed to VAN E. HAMLETT AND WIFE, VIRGINIA C. HAMLETT by deed from Willie Mae Binkley Fields and Gertrude Binkley Greer, of record in Book 3983, page 550, Register's Office for Davidson County, Tennessee. The said Virginia C. Hamlett having since died.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

(SEE ATTACHED EXHIBIT "B")

97 APR 24 AM 10:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
02975 28

unimproved ( )
This is improved ( X ) property, known as Greer Road, Goodlettsville, TN 37072
(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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 21st day of April, 19 97.

Van E. Hamlett
VAN E. HAMLETT

**INDIVIDUAL ACKNOWLEDGMENTS:**

BOOK 10427 PG 329

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named VAN E. HAMLETT, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 21st day of April, 19 97.

My Commission expires:
11/28/98

J Lynn Smith
Notary Public

STATE OF TENNESSEE }
County of }

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

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

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

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

**CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:**

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

BOOK 10427 PG 330

EXHIBIT "A"

LEGAL DESCRIPTION

TRACT 5

Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated February 18, 1997 and known as Job #960306 and being more particularly described as follows:

Beginning at a point in the center of a 50' radius cul-de-sac, which is at the northwesternmost terminus of a 50' Ingress-Egress, Utility and Private Water Line Easement, said point of beginning is also 1,773.43' northwesterly from the northwesterly margin of Greer Road; thence, leaving the center of said cul-de-sac, S 69 degrees 32 minutes 50 seconds W 863.88' to an iron pin in the line of the Music City Raceway property of record in Book 8084, Page 132, R.O.D.C., TN; thence, with a fence and the line of said raceway, the following calls: N 06 degrees 11 minutes 14 seconds E 166.03' to an iron pin; thence, N 04 degrees 08 minutes 15 seconds E 306.38' to an iron pin ; thence, N 04 degrees 01 minutes 48 seconds E 376.74' to an iron pin; thence, N 09 degrees 50 minutes 00 seconds E 262.00' to an iron pin; thence, leaving the said Music City Raceway property and severing the Hamlett property of which this is a part, S 41 degrees 00 minutes 58 seconds E 1063.89' to the point of beginning containing 10.06 Acres more or less.

Together with a 50 foot ingress-egress, utility and private water line easement, of record in Book 10424, page 432, Register's Office for Davidson County, Tennessee, and

Together with a 20 foot easement for placement of private water meters along Greer Road, of record in Book 10424, page 436, Register's Office for Davidson County, Tennessee.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

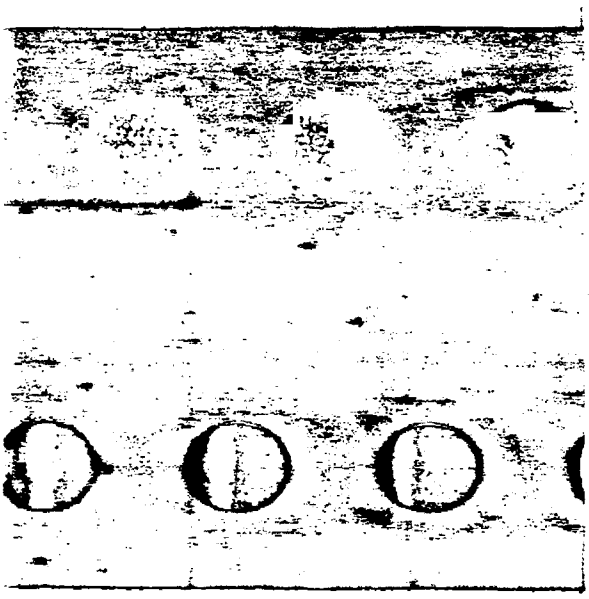
EXHIBIT "B"

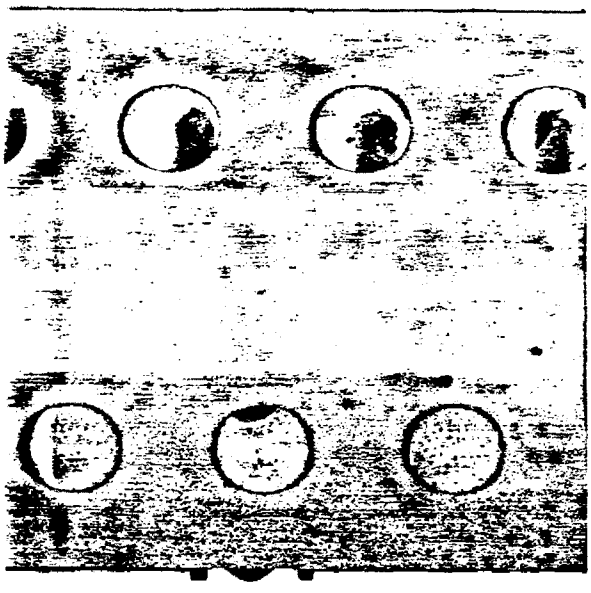
BOOK 10427 PG 331

1. Metro taxes for 1997, a lien, but not yet due and payable.

2. A 50 foot ingress-egress, utility and private water line eastment, of record in Book 10424, page 432, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 10424 page 441, Register's Office for Davidson County, Tennessee.





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10427 PG 332

| | | |
|---|---|---|
| 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 37000.00
CON TX 136.90
PRFEE 1.00
TDEED 16.00
TOTAL 153.90
CHECK 153.90

04/24/97 01 10:43 0001 2927

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0297528

IDENTIFICATION REFERENCE

97 APR 24 AM 10:42

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

VOID
TDEED 16.00
WDEED 16.00
~~TOTAL 0.00~~
~~CHECK 0.00~~

04/24/97 01 10:43 0001 2928

**No.**1143049