BOOK 10447 PG 344

This Instrument Prepared By:
**Lee & Lee Attorneys, PC**
**109 East Gay Street**
**Lebanon, Tennessee 37087**

L&L# 4135

ADDRESS NEW OWNER:
**Melvin George**
**c/o 1308 Montgomery Ave.**
**Nashville, TN 37207**

SEND TAX BILL TO:
**Owner**

MORTGAGEE:

MAP **39.00.0**
GROUP
PARCEL **294**

# WARRANTY DEED

8676 05/08 0101 03CHECK 195.00

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, **Charles Hicks and wife, Donna Hicks** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **Melvin G. George and wife, Maxine George, an undivided one-half interest as tenants by the entirety and Allan D. Wyer and wife, Glenda Wyer, an undivided one-half interest as tenants by the entirety**, 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:

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the southerly margin of Old Hickory Boulevard west of Whites Creek Pike and being more particularly described according to a survey made by Crawford Land Surveyors, P.C., dated May 8, 1996, as follows:

Beginning at a point in the southerly margin of Old Hickory Boulevard, said point being westerly along said margin 973 feet, more or less, from the centerline of Whites Creek Pike, and in the northeast corner of Tract 5 and the northwest corner of Kathy A. Kuhn; thence, leaving said southerly margin of Old Hickory Boulevard, S 18° 32' 36" W, 218.92 feet to a point in the southwest corner of Kathy A. Kuhn; thence, leaving Kathy A. Kuhn, S 23° 17' 38" W, 945.93 feet to a point in the north line of W. H. Thompson; thence, with W. H. Thompson, N 67° 28' 29" W, 230.00 feet to a point; thence, leaving W. H. Thompson with the common line between Tracts 5 and 6, N 26° 50' 36" E, 1159.75 feet to a point in the southerly margin of Old Hickory Boulevard; thence, with said margin of Old Hickory Boulevard and a curve concave to the north having a central angle of 4° 49' 35", a radius of 1667.02 feet and a chord of S 70° 39' 05" E, 140.38 for an arc length of 140.42 feet to the point of beginning, containing 5.12 acres, more or less.

Together with a non-exclusive easement for ingress & egress over & across the following described property.

Being a 20 foot wide access easement located on the southerly margin of Old Hickory Boulevard west of Whites Creek Pike and being more particularly described as follows:

Beginning at a point in the southerly margin of Old Hickory Boulevard, said point being westerly 843 feet, more or less, along said margin from the centerline of Whites Creek Pike and being 20.0 feet east of the northeast corner of Kathy A. Kuhn, of record in Deed Book 7922, page 142, R.O.D.C.;

Thence, leaving said southerly margin, with the following calls: S 01° 53' 04" W 238.52 feet to a point, N 77° 04' 39" W, 221.95 feet to a point, N 1832' 36" E, 155.09 Feet to a point, N 7916' 48" W, 78.52 feet to a point, N 57 degrees 35' 14" W, 99.37 feet to a point, N 65 degrees 42' 59" W, 98.76 feet to a point, N 71 degrees 22' 25" W, 117.76 feet to a point, N 75 degrees 28' 30" W, 124.57 feet to a point in the east line of Tract No. 8; thence, with said east line, N 26 degrees 50' 36" E, 20.47 feet to a point;

Thence, leaving Tract No. 8 the following calls: S 75 degrees 28' 30" E, 120.95 feet to a point, S 71 degrees 22' 25" E, 119.47 feet to a point, S 65 degrees 42' 59" E, 101.17 feet to a point, S 57 degrees 35' 14" E, 96.96 feet to a point, S 79 degrees 16' 48" E, 97.63 feet to a point in the west line of aforementioned Kathy A. Kuhn property;

Thence, with said Kuhn, the following calls: S 18 degrees 32' 36" W, 155.96 feet to a point, S 77 degrees 04' 39" East, 175.61 feet to a point; N 01 degrees 53" 04" East, 218.07 feet to a point in the southerly margin of Old Hickory Boulevard; thence, with said margin and a curve concave to the north having a central angle of 0 degrees 42' 00", a radius of 1667.02 feet and a chord of S 77 degrees 16' 26" E, 20.36 feet for an arc length of 20.36 feet to the point of beginning, containing 0.51 acres, more or less.

Grantors reserve the following 20 foot non-exclusive access easement as follows, which shall be likewise shared with the Grantees, so long as the Grantees, their successors and or assigns shall share equally with the Grantors in the construction of the culvert and graveling of said access easement, as well as the future maintenance thereof:

Being a 20 foot wide access easement located on the southerly margin of Old Hickory Boulevard west of Whites Creek Pike being a portion of Tract 5 on unrecorded survey and being more particularly described as follows:

Beginning at a point in the southerly margin of Old Hickory Boulevard, said point being westerly 1000 feet, more or less, along said margin from the centerline of Whites Creek Pike and being the northwest corner of Kathy A. Kuhn, of record in Deed Book 7922, page 142, R.O.D.C.;

Thence, leaving said southerly margin, with Kuhn's west line S 18 degrees, 32' 36" W, 62.96 feet to an existing 20-foot access easement; thence, with said existing easement, N 79 degrees 16' 48" W, 20.19 feet to a point; thence, N18 degrees 32' 36" E, 65.26 feet to a point in the southerly margin of Old Hickory Boulevard; thence, with said margin and a curve concave to the north having a central angle of 00 degrees 41' 15", a radius of 1667.02 feet and a chord of S 72 degrees 43' 15" E, 20.00 feet to the point of beginning, containing 1282 square feet or 0.03 acres, more or less.

Being a part of the same property conveyed to Charles Hicks and wife, Donna Hicks by deed from Gary B. Thompson dated May 29, 1996, of record in Book 10066, page 573, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Tract 5, Old Hickory Boulevard, Nashville, Tennessee. Possession is to be given on May 2, 1997.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may 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 2nd day of May, 1997.

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Charles Hicks

Donna Hicks

STATE OF TENNESSEE )
COUNTY OF WILSON )

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Charles Hicks and wife, Donna Hicks**, 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 2nd day of May, 1997.

NOTARY PUBLIC

JOHN M. NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 4-3-99

* * * * * *

STATE OF TENNESSEE )
COUNTY OF WILSON )

The actual value or consideration, whichever is greater, for this transfer is $50,000.00.

AFFIANT

Subscribed and sworn to before me on this 2nd day of May, 1997.

NOTARY PUBLIC

JOHN M. NOTARY PUBLIC AT LARGE WILSON CO. TENN.

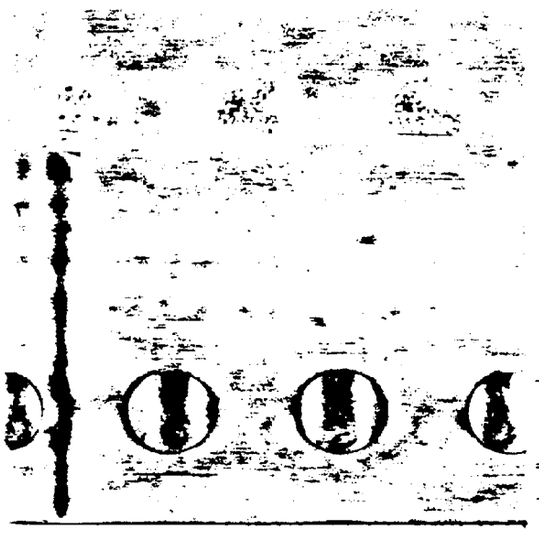
My Commission Expires: 4-3-99

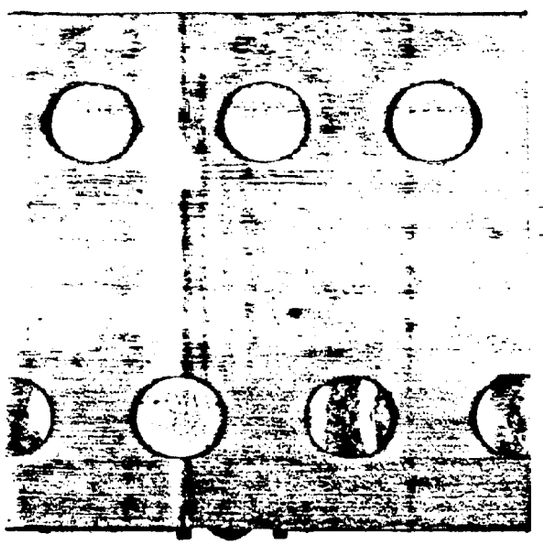
4135 TI

0302782
IDENTIFICATION REFERENCE

97 MAY -8 AM 9:44
DAVIDSON COUNTY, TN.

MAIL ENV.





**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 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 12.00
TOTAL 198.00
CHECK 198.00

05/08/97 01 09:44 0001 8676

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0302782
IDENTIF. ↑ REFERENCE

97 MAY -8 AM 9:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.**1148731