BOOK 10487 PG 640

22

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 39,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF May 19 97

J. PHILLIP JONES
Notary Public

MY COMMISSION EXPIRES: November 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES H. PRIBBLE	SAME	MAP 4
(NAME)	(NAME)	PARCEL 174
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, JOE N. SMITH, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES H. PRIBBLE AND MELBA F. JENKINS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEING the same property conveyed to JOE N. SMITH, UNMARRIED, by deed from Caudill Enterprises, A Tennessee Limited Partnership and Noble C. Caudill, II, Individually, of record in Book 8334, page 699, Register's Office for DAVIDSON County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 8211, page 319; Book 8211, page 327; and Book 8211, page 333, said Register's Office, and to the matters set forth in the above referenced plan of record.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

97 JUN 10 AM 11:55
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0314485
IDENTIF. ▲ REFERENCE

unimproved (X)
This is improved ( ) property, known as TRACT NO. 16 COOPERTOWN ROAD, JOELTON, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 my hand this 16th day of May, 19 97

Joe N. Smith
JOE N. SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOE N. SMITH, UNMARRIED

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 NASHVILLE, ____ Tennessee, this 16th day of May 19 97

Commission expires November 27, 1999

J. PHILLIP JONES Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, ____ a Notary Public within and for the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted and who upon ____ oath(s) acknowledged ____ to be the ____ and ____ respectively of the ____ the within named bargainor, and corporation, and that ____ as such ____ and ____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said ____ as such ____, and attesting the same by the said ____ as such ____.

Witness my hand and official seal at office at ____ on this the ____ day of ____ 19____.

My commission expires ____

Notary Public

1404 06/10 0101 03CHECK 164.63

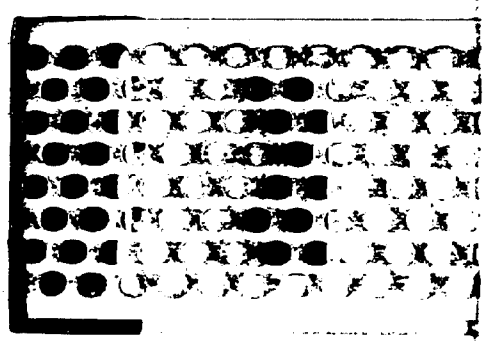
LAND in Davidson County, Tennessee, being Tract No. 16 on the plan of Coopertown Farms as attached to Declaration of Restrictive Covenants and Maintenance Agreement for Coopertown Farms of record in Book 8211, page 319, said Register's Office, and being more particularly described according to a field survey completed on September 27, 1990, by Joe M. Cummings, Tennessee Registered Land Surveyor No. 1513 as follows:

To find the POINT OF BEGINNING, start at an iron pin in the northerly right-of-way (25 feet from the centerline) of Coopertown Road, said pin being westerly 1.0 mile along said right-of-way from its intersection with Whites Creek Pike, and being westerly 1093.06 feet along said right-of-way from an iron pin at its intersection with the westerly boundary line of property owned by Peter J. Meadows et ux, of record in Deed Book 5334, page 839 in the Register's Office of Davidson County, Tennessee; Thence, leaving said right-of-way and severing the property of Noble C. Caudill, II, of record in Deed Book 8114, page 913 in said Register's Office, with the easterly margin of an easement for ingress, egress, drainage and utilities, as follows: northwesterly with a curve concave to the northeast and having a radius of 25.00 feet, an arc distance of 37.56 feet through a central angle of 86 degrees 04 minutes 34 seconds to the point of tangency; Thence, continuing to sever said Caudill property with said margin, North 23 degrees 29 minutes 36 seconds West 175.32 feet to an iron pin at the beginning of a curve in said margin concave to the east and having a radius of 2108.22 feet; Thence, continuing to sever said Caudill property with said curve in said margin, northwesterly an arc distance of 394.16 feet through a central angle of 10 degrees 42 minutes 44 seconds to an iron pin at the point of tangency; Thence, continuing to sever said Caudill property with said margin, North 12 degrees 46 minutes 53 seconds West 200.19 feet to an iron pin, THE POINT OF BEGINNING; Thence, continuing to sever said Caudill property with a curve in said margin concave to the east and having a radius of 1195.64 feet, northerly an arc distance of 331.20 feet through a central angle of 15 degrees 52 minutes 17 seconds to an iron pin at the point of tangency; Thence, leaving said margin and continuing to sever said Caudill property as follows: North 82 degrees 29 minutes 24 seconds East 827.69 feet to an iron pin, South 44 degrees 35 minutes 42 seconds West 624.84 feet to an iron pin, North 88 degrees 44 minutes 19 seconds West 354.10 feet to the BEGINNING containing 5.04 acres.

The above described tract is benefitted by an easement for the purpose of ingress, egress, drainage and utilities across said Caudill property between said tract and Coopertown Road, said easement being more particularly described as follows:

BEGINNING at an iron pin in the northerly right-of-way (25 feet from the centerline) of Coopertown Road, said pin being westerly 1.0 mile along said right-of-way from its intersection with Whites Creek Pike, and being westerly 1093.06 feet along said right-of-way from an iron pin at its intersection with the westerly boundary line of property owned by Peter J. Meadows et ux, of record in Deed Book 5334, page 839 in the Register's Office of Davidson County, Tennessee; Thence, with a curve in said right-of-way concave to the southeast and having a radius of 706.13 feet, southwesterly an arc distance of 96.66 feet, through a central angle of 16 degrees 42 minutes 16 seconds, to an iron pin; Thence, leaving said right-of-way and severing the property of Noble C. Caudill, II, as follows: northerly an arc distance of 37.56 feet with a curve concave to the northwest and having a radius of 25.00 feet, through a central angle of 86 degrees 04 minutes 41 seconds, to an iron pin at the point of tangency; Thence, North 23 degrees 29 minutes 36 seconds West 175.32 feet to an iron pin at the beginning of a curve concave to the east and having a radius of 2158.22 feet; Thence, with said curve, northwesterly an arc distance of 403.51 feet, through a central angle of 10 degrees 42 minutes 44 seconds, to an iron pin at the point of tangency; Thence, North 12 degrees 46 minutes 53 seconds West 200.19 feet to an iron pin at the beginning of a curve concave to the east and having a radius of 1245.64 feet; Thence, with said curve, northerly an arc distance of 345.05 feet, through a central angle of 15 degrees 52 minutes 18 seconds, to an iron pin at the beginning of a curve concave to the southwest and having a radius of 330.89 feet; Thence,

with said curve, northwesterly an arc distance of 251.44 feet, through a central angle of 43 degrees 32 minutes 21 seconds, to an iron pin at the point of tangency; Thence, North 40 degrees 26 minutes 57 seconds West 327.78 feet to an iron pin at the beginning of a curve concave to the southwest and having a radius of 313.84 feet; Thence, with said curve, northwesterly an arc distance of 159.65 feet, through a central angle of 29 degrees 08 minutes 47 seconds, to an iron pin at the point of tangency; Thence, North 69 degrees 35 minutes 44 seconds West 132.43 feet to an iron pin at the beginning of a curve concave to the south and having a radius of 50.00 feet; Thence, with said curve, westerly an arc distance of 36.14 feet, through a central angle of 41 degrees 24 minutes 35 seconds, to an iron pin at the beginning of a cul-de-sac curve concave to the east and having a radius of 50.00 feet; Thence, with said curve to the right, an arc distance of 229.35 feet, through a central angle of 262 degrees 48 minutes 57 seconds, to an iron pin at the beginning of a curve concave to the northeast and having a radius of 50.00 feet; Thence, with said curve, southeasterly an arc distance of 36.14 feet, through a central angle of 41 degrees 24 minutes 35 seconds to an iron pin at the point of tangency; Thence, South 69 degrees 35 minutes 44 seconds East 132.43 feet to an iron pin at the beginning of a curve concave to the southwest and having a radius of 363.84 feet; Thence, with said curve, southeasterly an arc distance of 185.08 feet, through a central angle of 29 degrees 08 minutes 47 seconds, to an iron pin at the point of tangency; Thence, South 40 degrees 26 minutes 57 seconds East 327.78 feet to an iron pin at the beginning of a curve concave to the southwest and having a radius of 380.89 feet; Thence, with said curve, southerly an arc distance of 289.44 feet, through a central angle of 43 degrees 32 minutes 22 seconds, to an iron pin at the beginning of a curve concave to the east and having a radius of 1195.64 feet; Thence, with said curve, southerly an arc distance of 331.20 feet, through a central angle of 15 degrees 52 minutes 17 seconds, to an iron pin at the point of tangency; Thence, South 12 degrees 46 minutes 53 seconds East 200.19 feet to an iron pin at the beginning of a curve concave to the northeast and having a radius of 2108.22 feet; Thence, with said curve, southeasterly an arc distance of 394.16 feet, through a central angle of 10 degrees 42 minutes 44 seconds, to an iron pin at the point of tangency; Thence, South 23 degrees 29 minutes 36 seconds East 175.32 feet to an iron pin at the beginning of a curve concave to the northeast and having a radius of 25.00 feet; Thence, with said curve, southeasterly an arc distance of 37.56 feet through a central angle of 86 degrees 04 minutes 34 seconds, to the BEGINNING containing 2.76 acres.
SOURCE OF DESCRIPTION: THIS DESCRIPTION IS BASED ON A FIELD SURVEY COMPLETED ON SEPTEMBER 27, 1990 BY JOE M. CUMMINGS, TENNESSEE REGISTERED LAND SURVEYOR NO. 1513, CUMMINGS ASSOCIATES LAND SURVEYORS, 1204 ELMWOOD AVENUE, NASHVILLE, TN 37212.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

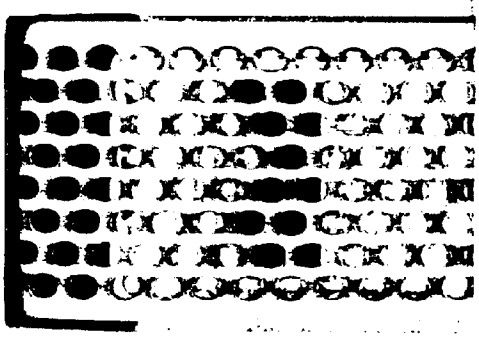
BOOK 10487 PG 644

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 39900.00
CON TX 147.63
PRFEE 1.00
WDEED 16.00
TOTAL 164.63
CHECK 164.63
06/10/97 01 12:00 0001 1404

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03114485
IDENTIF. ↑ REFERENCE

97 JUN 10 AM 11:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1161312