0315924

IDENTIF. & REFERENCE

**WARRANTY DEED**

**FROM:** American Legion Donelson Post 88, a Tennessee Corporation

**TO:** Autry F. Gibbs

97 JUN 13 PM 4:1

FELIX A. ... REGIS.
DAVIDSON COUNTY, TN.

***********

BOOK 10492 PG 545

PICK-UP

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

The actual consideration or value, whichever is greater, for this transfer is $ 370,260.00

Affiant

Subscribed and sworn to before me this 13th day of June 1997.

My Commission Expires: 03-25-2000

Notary Public

***********

| NAME/ADDRESS NEW OWNER | SEND TAX BILLS TO: | MAP/PARCEL NUMBERS |
|---|---|---|
| Autry Gibbs<br>2470 Couchville Pike<br>Nashville, Tennessee 37214 | - Same - | Map 121<br>Parcel 69 |

***********

FOR AND IN CONSIDERATION OF the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the American Legion Donelson Post 88, a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Autry Gibbs, Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in the 3rd Civil District of Davidson County, Tennessee, being part of Lots Nos. 1 and 2 on the Plan of A. Nulsen's Farm, as of record in book 332, page 158, in the Rgister's Office for said County, and described according to a survey by Ralph W.C. Lambert, Surveyor, dated March 23, 1964, as follows:

Beginning at a spike in center line of Couchville Pike and thence North 18° East 692 feet to an iron pin; thence South 71° East 97.57 feet to an iron pin; thence South 70° 51' East 192 feet to a point; thence South 16° 47' West 441.3 feet to a point; thence South 75° 32' East 73.7 feet to a point; thence South 36° 30' East 435 feet to a point; thence North 2° 45' East 1236 feet to a point; thence North 84° 30' West 1082 feet to an iron pin; thence South 7° 30' West 847 feet to an iron pin; thence South 72° East 352 feet to an iron pin; thence South 18° West 475 feet to a spike in the center line of Couchville Pike; thence with said center line of said Pike South 71° East 50 feet to the beginning and containing 26 acres more or less.

Included in the above description but excluded from this conveyance is that portion of said property conveyed to Autry F. Gibbs by Warranty Deed from American Legion Donelson Post 88, a Tennessee corporation, of record in Book 10344, page 721, Register's Office for Davidson County, Tennessee.

The portion of said property excluded herefrom is described according to a survey by R.L. Montoya, dated January 22, 1997, as follows:

Beginning at a point in the centerline of Couchville Pike marking the southwest corner of the property conveyed to Autry F. Gibbs, as of record in Deed Book 6703, page 679, Register's Office for Davidson County, Tennessee; thence, with the westerly line of said property North 07 degrees 29 minutes 53 seconds East 486.00 feet to the actual point of beginning for this tract; thence continuing along said westerly line, North 07 degrees 29 minutes 53 seconds East 824.58 feet to an iron pipe, said pipe being the northwest corner of the American Legion Post 88 property, as evidenced in Deed Book 4283, page 562, said Register's Office; thence with the northerly property line of the aforementioned property, South 85 degrees 33 minutes 06 seconds East 529.12 feet to an iron rod; thence, leaving said north line and running with a new line, South 18 degrees 27 minutes 46 seconds West 973.63 feet to an iron rod, being the northeast corner of the Warner N. Muggler property as evidenced in Deed Book 6061, page 598, said Register's Office; thence, North 69 degrees 38 minutes 59 seconds West 352 feet to the point of beginning, containing 9.0 acres ± .

Being part of the same property conveyed to American Legion Donelson Post 88, a Tennessee corporation by deed from Charles M. Shoemake and wife, Louise B. Shoemake of record in Book 4283, page 562, said Registers' Office.

THIS IS UNIMPROVED PROPERTY.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and, I do covenant with the said Grantee that I am lawfully seised 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, I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 13th day of June, 1997.

AMERICAN LEGION DONELSON POST 88

By: Robert E. McKee

Title: Post 88 Commander 1997-1998

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

BOOK 10492 PG 547

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Robert E. Mathis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who, upon oath, acknowledged himself to be the Commandre of the American Legion Donelson Post 88, a Tennessee corporation; and, that he, as such officer, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Commandre.

WITNESS my hand and official seal at Nashville, Tennessee this the 13th day of June, 1997.

Ronald L. Stone
Notary Public

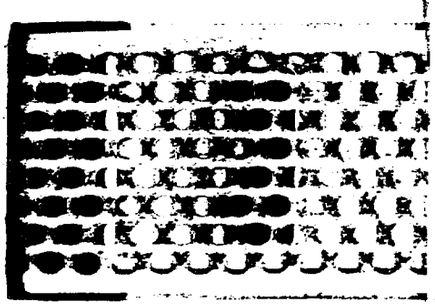
My Commission Expires: 03-25-2000

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This instrument prepared by: Ronald L. Stone
6th Floor, 211 Printers Alley
Nashville, Tennessee 37201

3071 06/13 0101 03CHECK 1382.97

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



RECEIVED OF _____

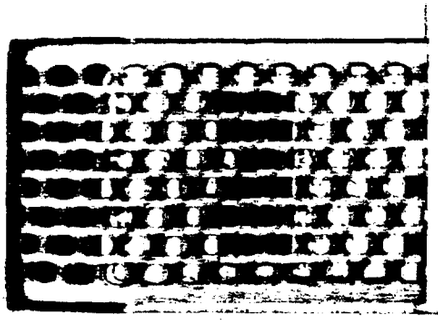
FOR _____

BOOK 10492 PG 548

| | | |
|---|---|---|
| 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 | |
| | | | | 370260.00 |
| | | | CON TX | 1369.97 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 12.00 |
| | | | TOTAL | 1382.97 |
| | | | CHECK | 1382.97 |
| 06/13/97 | 01 | 16:20 | 0001 | 3071 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



0315924
IDENTIFICATION REFERENCE

97 JUN 13 PM 4:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1162958