BOOK 10499 PG 868

58

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,373.15

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June 19 97

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Coy Owen	Owner	MAP 133
(NAME)	(NAME)	
450 Paragon Mills Road		PARCEL 57
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211		
(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, Michael C. Eades

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Coy Owen

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:

Two tracts of land in the 5th, formerly the 7th Civil District of Davidson County, Tennessee, as follows:

FIRST TRACT: Beginning in the center of Thompson Road at a point, the northeast corner of the second tract of land conveyed to H.G. Height, by deed from Davidson County, Tennessee, of record in Book 833, page 777, Register's Office for said County; thence with the center of said road, south 62 degrees east 4.9 poles to the northwest corner of the property conveyed to E.B. Woodroof and wife, by deed from T. F. Woodroof and wife, of record in Book 1166, page 27, said Register's Office; thence south 75 degrees, west 16 poles to a point in the easterly line of the Height property; thence with Height's easterly line north 49 3/4 degrees east 12.9 poles to the beginning.

SECOND TRACT: Beginning in the center of the Thompson Road at water's edge on the east bank of the west fork of Mill Creek; thence with the center of said road, south 62 degrees east 8 poles to the northwest corner of the property conveyed to H.G. Height, by deed from Davidson County, Tennessee, of record in Book 900, page 711, said Register's Office; thence south 49 3/4 degrees west 13.7 poles to a hackberry; thence south 25 1/4 degrees west 21.6 poles to a stake 3 feet east of a persimmon; thence north 69 3/4 degrees west 4 poles more or less, to the water's edge of said creek; thence down said creek with

CONTINUED

unimproved ( )
This is improved (X) property, known as 450 Paragon Mills Road, Nashville, Tennessee 37211
(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 17th day of June 19 97

Michael C. Eades

Susan D. Eades

BOOK 10499 PG 869

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 Michael C. Eades

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 Franklin, Tennessee, this 17th day of June 19 97.

Commission expires 11/30/97

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

5469 06/20 0101 03CHECK 154.68

LEGAL DESCRIPTION CONTINUATION

its meanders to the beginning.

Included in the above but specifically excluded therefrom is that portion thereof described in the Deed from Richard A. Jones, Trustee to Metropolitan Government of Nashville and Davidson County, of record in Book 7019, page 559, said Register's Office.

Being the same property conveyed to Michael C. Eades by Special Warranty deed from Richard A. Jones, Trustee of record in Book 9102, page 841, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO:
Easement for sanitary sewers and/or storm drainage of record in Book 6530, page 721, said Register's Office.

Taxes for the year 1997 and subsequent years, a lien, but not yet due and payable.

0318027
IDENTIF. ▲ REFERENCE
97 JUN 20 AM 10:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 10499 PG 870

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 39373.15
CON TX 145.68
PRFEE 1.00
WDEED 8.00
TOTAL 154.68
CHECK 154.68

06/20/97 01 10:30 0001 5469

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03 I 80 27
IDENTIF. ↑ REFERENCE

97 JUN 20 AM 10:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1165112