3

BOOK 10535 PG 919

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July 19 97

Notary Public

MY COMMISSION EXPIRES: 5/23/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CUMBERLAND TITLE COMPANY
EASB-97-2034

111 W. College Street, Murfreesboro, TN 37130
313 E. Main Street Suite 5, Hendersonville, TN 37075
4733 Andrew Jackson Pkwy. #1-C, Hermitage, TN 37076
1187 Vultee Boulevard, Nashville, TN 37217
155 Franklin Rd., Suite 150, Brentwood, TN 37027
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
D. B. Construction, Inc. (NAME)	AmSouth Bank (NAME)	54-13-123
3223 Lakeshore Drive (ADDRESS)	333 Union Street (ADDRESS)	
Old Hickory, Tennessee 37138 (CITY) (STATE) (ZIP)	Nashville, TN 37201 (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, Estate of Clara J. Page - Peggy P. Flatt, Executrix and Individually and Loreda P. Womack, heirs at Law

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO D. B. Construction, Inc.

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.

97 JUL 21 AM 9:53

IDENTIFICATION REFERENCE

03281190

unimproved ( )
This is improved (X) property, known as 3223 Lakeshore Drive, Old Hickory, Tennessee 37138
(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 15th day of July 19 97

Estate of Clara J. Page
By: Peggy P. Flatt, Extx.
Peggy P. Flatt, Executrix

Peggy P. Flatt

Loreda P. Womack

BOOK 10535 PG 920

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 Peggy P. Flatt, individually and Loreda P. Flatt, individually

the bargainor s, 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 Nashville, Tennessee, this 15th day of July 19 97

Commission expires 5/23/98

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Peggy P. Flatt and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Executrix and _____ respectively of the Estate of Clara J. Page the within named bargainor, and corporation, and that he as such Executrix 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 Peggy P. Flatt as such Executrix, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Hermitage, TN on this the 15th day of July 19 97.

My commission expires 5/23/98

Notary Public

RETURN TO:
CUMBERLAND TITLE COMPANY

- [ ] 313 E. Main Street, Suite 5, Hendersonville, Tennessee 37075
- [ ] 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- [x] 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- [ ] 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- [ ] 1187 Vultee Boulevard, Nashville, Tennessee 37217
- [ ] 111 W. College Street, Murfreesboro, Tennessee 37130
- [ ] 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027

EXHIBIT A

BOOK 10535 PG 921

LAND IN DAVIDSON COUNTY, TENNESSEE BEING PART OF LOT NO. 11 PLAN OF LIFE AND CASUALTY INSURANCE CO'S SUBDIVISION OF DABBS AND ELLIOTS PROPERTY KNOWN AS DUPONTIA (BOOK 843, PAGE 56 R.O.D.C., TN.) AND BEING BOUNDED ON THE NORTH BY THOMAS DOLAN ON THE EAST BY U.S. GOVERNMENT PROPERTY (OLD HICKORY LAKE) ON THE SOUTH BY J. MICHAEL LYNCH AND ON THE WEST BY LAKESHORE DRIVE AND BEING DESCRIBED ACCORDING TO A MORTGAGE LOAN INSPECTION WHOSE DESCRIPTION IS DERIVED FROM ADJACENT DEEDS OF THE AFORE MENTIONED SURROUNDERS BY CAMPBELL MCRAE AND ASSOCIATES (GLENN MCRAE TN. R.L.S. # 1673) DATED 7-15-97 MORE PARTICULALRLY AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER OF LAKESHORE DRIVE SAID POINT BEING THE SOUTHWEST CORNER OF LOT 11 PLAN OF LIFE AND CASUALTY INSURANCE CO'S SUBDIVISION OF DABBS AND ELLIOTS PROPERTY KNOWN AS DUPONTONIA (BOOK 843, PAGE 56 R.O.D.C., TN.); THENCE WITH SAID CENTERLINE OF LAKESHORE DRIVE
N 10°40' W 136.3' FEET TO A POINT ; THENCE LEAVING SAID CENTERLINE WITH THE SOUTHERLY LINE OF THE THOMAS DOLAN PROPERTY (BOOK 4611, PAGE 194 R.O.D.C., TN.) N 59°42' E 201.3' FEET TO A POINT IN THE WESTERLY LINE OF THE U.S. GOVERNMENT PROPERTY (OLD HICKORY LAKE); THENCE WITH SAID U.S. GOVERNMENT PROPERTY THE FOLLOWING TWO CALLS:
S 46°22'29" E 61.30' FEET TO A POINT
S 22°21'03" E 90.62' FEET TO A POINT
IN THE NORTHERLY LINE OF THE J. MICHAEL LYNCH PROPERTY (BOOK 9521, PAGE 330 R.O.D.C., TN.) ALSO BEING IN THE NORTHERLY LINE OF LOT 12 OF SAID LIFE AND CASUALTY SUBDIVISION(BOOK 843, PAGE 56 R.O.D.C., TN.); THENCE WITH SAID LINE
S 63°45' W 234' FEET (DEED) 257.8' (MEAS.) TO THE POINT OF BEGINNING.

Being the same property conveyed to Oval Page and wife, Clara Bell Page by deed from H.T. Brown and wife, Irma C. Brown, as of record in Book 1195, page 353, said Register's Office. The said Oval Page and wife, Clara Bell Page having since died, leaving Peggy P. Flatt and Loreda P. Womack as surviving heirs.

Subject to a right of way to Old Hickory Lock & Dam of record in Book 2149, page 557, said Register's Office.

Subject to an agreement to Dedication of easement for Santitaryand storm drainage of record in Book 8860, page 478, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

98059 07/21 0101 03CHECK 76.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10535 PG 922

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

CAHT 210000.00
CON TX 777.00
PRFEE 1.00
WDEED 12.00
TOTAL 790.00
CHECK 790.00

07/21/97 01 09:56 0001 6588

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0328190 IDENTIFICATION REFERENCE

97 JUL 21 AM 9:56

DAVIDSON COUNTY TN

No. 1176287