RE-RECORD

BOOK 10558 PG 803 BOOK 10511 PG 176

This instrument is being re-recorded to correct the middle initial of the Grantee.

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $32,500.00 Robert A. Betterton **AFFIANT** Subscribed and sworn to before me, this 30th day of June, 1997. Notary Public My Commission Expires: 5-[illegible]

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Robert W. Betterton and wife, Pat C. Betterton 546 Doral Country Drive Nashville, TN 37221	SAME	Part of Map 77 Parcel 008 and Parcel 034

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT A. DUNN AND WALTON L. DUNN**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **ROBERT ~~A.~~ W. BETTERTON AND WIFE, PAT C. BETTERTON,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, situated on the north side of Cub Creek Road and more particularly described as follows:

Commencing at an iron pin in the southwest corner of the Paul Miller tract as of record in Book 8895, page 188, R.O.D.C., said iron pin in the northern right of way margin of Cub Creek Road; thence with the right of way S 54° 32' 18" W 316.13 feet to the point of beginning; thence continuing on the same bearing 118.85 feet to an iron pin; thence leaving said right of way N 60° 14' 55" W 300.00 feet to an iron pin; thence N 30° 45' 10" W 1000.00 feet to an iron pin; thence N 54° 45' 13" E 100.00 feet to an iron pin; thence S 39° 49' 47" E 821.00 feet to an iron pin; thence S 35° 27' 42" E 450.00 feet to the point of beginning, said tract containing 5.21 acres more or less according to a survey dated April 3, 1997 by A & A Engineers, Inc., P. O. Box 40048, Nashville, TN 37204, Job No. 5545-96.

Together with a perpetual non-exclusive fifteen (15) foot easement for ingress and egress as follows:

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Beginning at a point in the northerly right of way margin of Cub Creek Road, said point being N 54° 32' 18" E, 30 feet from the south west corner of the Dunn property; thence N 81° 56' 42" W, 60 feet to a point; thence N 45° 29' 42" W 170 feet to a point; thence N 44° 00' E, 130 feet to the westerly property line of lot No. 3; thence from the westerly lot line of lot No. 3 S 44° 00' W, 50 feet to a point; thence N 30° 45' 10" W 125 feet to a point; thence N 54° 32' 18" E 35 feet the westerly property line of lot No. 3, and as more particularly shown on Exhibit A attached hereto.

Grantors may within the next twelve (12) months move the roadway off Cub Creek Road shown on the attached Exhibit A. Upon request, Grantees and Grantors shall execute and deliver a new easement over the new roadway location which shall replace the easement described herein. Grantees shall be responsible for a prorata share of maintenance of the roadway extending from the entrance to their lot to Cub Creek Road, prorata with all other lot owners served by such easement.

Being a part of the property conveyed to Robert A. Dunn and Walton L. Dunn by deed from Lowell Carson Lee and wife, Betty S. Lee, as of record in Book 9702, page 596, Register's Office for Davidson County, Tennessee.

This not the usual place of residence of the Grantors.

This property is conveyed subject to 1997 taxes, a lien but not yet due and payable, which have been prorated and shall be paid by Grantors. Grantors assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantees from liability and loss therefrom.

This conveyance is futher made subject to the restrictive covenants set forth on the attached Exhibit B which shall run with the land and shall be binding upon the parties hereto, their heirs, successors and assigns.

This is unimproved property known as Tract 3 on Cub Creek Road, Nashville,Tennessee.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person 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 our hands this 30th day of June, 1997.

Robert A. Dunn

Walton L. Dunn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT A. DUNN**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of June, 1997.

Notary Public

My Commission Expires: 5/30/99

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0074102.01

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WALTON L. DUNN**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of June, 1997.

Notary Public

My Commission Expires: 5/30/99

RE-RECORD

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IDENTIFICATION REFERENCE

RECEIVED
97 AUG -5 PM 3:55
REGISTER
DAVIDSON COUNTY, TN

3551 08/05 0101 03CHECK 12.00