RE-RECORD BOOK 10601 PG 364

186

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

BOOK 10590 PG 180

WARRANTY DEED

THIS INDENTURE is made and entered into this **26th** day of **August, 1997** between THOMAS C. SLAGLE, A MARRIED MAN, and ELAINE SLAGLE, HIS WIFE, and CHESTER H. COLE, A MARRIED MAN, and EVELYN COLE, HIS WIFE, GRANTORs, and DIANE TAYLOR, A MARRIED WOMAN, GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, THOMAS C. SLAGLE, A MARRIED MAN, and ELAINE SLAGLE, HIS WIFE, and CHESTER H. COLE, A MARRIED MAN, and EVELYN COLE, HIS WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto DIANE TAYLOR, A MARRIED WOMAN, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 825 WREN ROAD, GOODLETTSVILLE, TN 37072.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her heirs, successors and assigns forever. The GRANTORs covenant and agree with the said GRANTEE that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

ELAINE SLAGLE and EVELYN COLE, respective wives of THOMAS C. SLAGLE and CHESTER H. COLE, the Grantors herein, join in the herein conveyance for the sole purpose of conveying any right, title and interest they may have in and to the property described herein, marital or otherwise.

GRANTORs further covenant and bind themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

THOMAS C. SLAGLE
Signature of Seller

ELAINE SLAGLE
Signature of Seller

CHESTER H. COLE
Signature of Seller

EVELYN COLE
Signature of Seller

0346565
IDENTIF. ↑ REFERENCE

RE-RECORD
97 SEP -9 AM 10:07
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

97 SEP -2 PM 2:11
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0343594
IDENTIF. ↑ REFERENCE

3374 09/02 0101 CHECK 746.00

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

THIS DOCUMENT IS BEING RE-RECORDED TO ADD EXHIBIT "A" AND EXHIBIT "B" WHICH WAS INADVERTANTLY OMITTED FROM THE INITIAL RECORDING.

RE-RECORD BOOK 10601 PG 365

BOOK 10590 PG 181

INDIVIDUAL
STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **THOMAS C. SLAGLE**, the within named bargainor, 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 office in **DAVIDSON** County, this **26th** day of **August, 1997**.

Notary Public

My Commission Expires: 5/28/2000

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **ELAINE SLAGLE**, the within named bargainor, 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 office in **DAVIDSON** County, this **26th** day of **August, 1997**.

Notary Public

My Commission Expires: 5/28/2000

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **CHESTER H. COLE**, the within named bargainor, 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 office in **DAVIDSON** County, this **26th** day of **August, 1997**.

Notary Public

My Commission Expires: 5/28/2000

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **EVELYN COLE**, the within named bargainor, 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 office in **DAVIDSON** County, this **26th** day of **August, 1997**.

Notary Public

My Commission Expires: 5/28/2000

RE-RECORD

BOOK 10601 PG 366

BOOK 10590 PG 182

Name and Address of Property Owner:

DIANE TAYLOR, A MARRIED WOMAN
516 HUNTING HILLS Dr.
Mt. Juliet, TN 37122.

Property Address:

825 WREN ROAD
GOODLETTSVILLE, TN 37072

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 34-1, PARCEL 11

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$190,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **26th** day of **August, 1997.**

Notary Public

My Commission Expires: 5/28/2000

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

RE-RECORD BOOK 10601 PG 367

EXHIBIT 'A'

BEING Lot No. 11 on the Plan of Echo Meadows Subdivision, as of record in Book 2331, page 64, Register's Office for said County, and described as follows:

Beginning at a point in the westerly margin of Wren Road, at the corner of Lots Nos. 10 and 11; thence with the line between said lots, northwesterly 272.7 feet to the easterly right-of-way line of the L & N Railroad; thence with the line of the same as follows: Southerly 171.5 feet, East 25 feet; southerly 134 feet to the corner of Lot No. 12; thence with the line between Lots Nos. 11 and 12, easterly 182 feet to the west margin of Wren Road; thence with the margin of the same, northerly around a slight curve, 170 feet to the point of beginning.

Being the same property conveyed to THOMAS C. SLAGLE and CHESTER H. COLE, by Deed from JANET K. BLEDSOE, of record in Deed Book 7238, page 545, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1997 and subsequent years not yet due and payable (MAP 34-1, PARCEL 11, 1996 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 0).

2. All matters as set forth on the Plan of record in Plat Book 2331, page 64, said Register's Office, which plan includes an owner's certificate, a 60-foot minimum building setback line from Wren Road; a 10-foot drainage easement along the rear and southeasterly lot line; and a 2.5 X 20-foot utility anchor easement located on the northeast corner of said lot.

3. Restrictive Covenants recorded in Deed Book 2447, Page 325, Register's Office for DAVIDSON County, Tennessee.

6502 09/09 0101 03CHECK 16.00