Mail

BOOK 10612 PG 323

THIS INSTRUMENT PREPARED BY:
Martin C. Giner, Attorney
222 Second Avenue North
326 Washington Square
Nashville, TN 37201
(615) 259-9222

Prepared from information provided by the parties.

WARRANTY DEED

Address of New Owner as Follows:	Send Tax Bill to:	Map/Parcel Nos.
Donald R. Troupe and wife, Linda K. Troupe 5327 Swindle Road Whites Creek, TN 37189	Same	Map 22 Parcel 169

FOR AND IN CONSIDERATION of the sum of Forty Thousand and no/100 Dollars ($40,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Barbara K. Wade has bargained and sold and by these presents does transfer and convey unto the said Donald R. Troupe and wife, Linda K. Troupe, the Grantees herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Tract 1: Beginning at a concrete monument in the intersection of the easterly margin of Whites Creek Pike and the northerly margin of a 50-foot right of way known as Swindle Road; thence with the north margin of Swindle Road, North 58 degrees East 242 feet to a monument around a curve to the left having a radius of 861 feet, a distance of 198.74 feet to an iron pin and North 45 degrees 07 minutes 20 seconds East 138.64 feet to an iron pin, the beginning point and the southwest corner of the property herein conveyed; thence North 32 degrees West passing through an iron pin at 150 feet in all 449.35 feet to an iron pin; thence North 45 degrees 07 minutes 20 seconds East 232 feet to an iron pin; thence South 34 degrees 42 minutes 30 seconds East 435.06 feet to an iron pin in the north margin of Swindle Road; thence with the north margin of said road around a curve to the right having a radius of 721.68 feet to a monument and South 45 degrees 07 minutes 20 seconds West 140.32 feet to the beginning, containing 2.43 acres, more or less, according to survey of M&K Inc.

Tract 2: Beginning at an iron pin in the north margin of Swindle Road, the same being the southeast corner of the tract described above and the southwest corner of the tract herein described; thence with the east line of the tract described above, North 34 degrees 42 minutes 30 seconds West 435.06 feet to an iron pin; thence North 45 degrees 07 minutes 20 seconds East 276.83 feet to an iron pin; thence South 33 degrees 56 minutes 48 seconds East 183.32 feet to an iron pin; thence South 64 degrees 21 minutes 21 seconds East 122.45 feet

to an iron pin in the north margin of said Road; thence with the margin of said road around a curve to the right having a radius of 295.8 feet to a monument; thence South 29 degrees 51 minutes 58 seconds West 153.32 feet to a monument and around a curve to the right having a radius of 721.68 feet to the beginning, containing 2.66 acres, more or less, according to survey of M&K Inc.

Being the same property conveyed to Barbara K. Wade by quitclaim deed dated July 30, 1990, by Vincent Scalf as of record in Book 8286, Page 647, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the restrictions contained in deed of record in Book 6632, page 291, Register's Office for Davidson County, Tennessee, and to any and all existing easements of record.

Tract No. 2 described herein is subject to a road right of way 50 foot wide parallel and adjacent to the east margin of said tract.

This property is commonly known as 5327 Swindle Road, Whites Creek, TN 37189.

The above description was taken off past recorded deeds. No new survey was taken.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantees, their heirs and assigns, forever. I covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as of record. And I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the unlawful claims of all persons, whomsoever. Possession of the property is upon delivery of the deed. 1997 property taxes are to be paid by Seller.

WHENEVER used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF I have set my hand on this 12th day of September, 1997.

Barbara K. Wade

BARBARA K. WADE

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said state and county, Barbara K. Wade, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), the within named bargainor, and who acknowledged that she executed the foregoing instrument for the purposes therein contained by signing her name voluntarily.

Witness my hand and official seal at the office in said aforementioned state and county on this the 12th day of September, 1997.

Notary Public

My Commission Expires: 11-27-99

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

AFFIANT

Sworn to and subscribed before me

this 12th day of September, 1997.

Notary Public

My Commission Expires: 11-27-99

C:\OFFICE\WPWIN\WPDOCS\MARTIN\WADE\TROUPE.WAR

9700 09/17 0101 03CHECK 161.00

0134 9535
IDENTIFICATION REFERENCE

97 SEP 17 PM 3:09

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

RECEIVED OF _____

FOR _____

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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	40000.00
CON TX	143.00
PRFEE	1.00
WDEED	12.00
TOTAL	161.00
CHECK	161.00

09/17/97 01 15:10 0001 9700

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0349535
IDENTIFICATION REFERENCE

97 SEP 17 PM 3:09

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1199115