BOOK 10013 PG 923

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $391,600.00

Thomas L. Shacklett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 1997.

Jill L. Roller
Notary Public

MY COMMISSION EXPIRES: January 27, 2001

(AFFIX SEAL)

JILL L. ROLLER NOTARY PUBLIC AT LARGE TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Taylor, Philbin, Pigue, Marchetti & Bennett, PLLC, One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas L. Shacklett	CUCORP, Inc.	141-0-113/09D82730
(NAME)	(NAME)	
7716 Scenic River Lane	1400 8th Avenue South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37203	
(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, B J HOME BUILDERS, INC., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS L. SHACKLETT AND WIFE, ANNE B. SHACKLETT , 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 ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 7716 Scenic River Lane, Nashville, TN 37221

(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 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 our hands this 15th day of September, 1997.

B J Home Builders, Inc.
By:
Benny Gaddis, President

Attest:

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Jill L. Roller, a Notary Public in and for said County and State, personally appeared Benny Gaddis and with whom I am personally acquainted and who upon their oaths acknowledged themselves to be the President and, respectively, of the B J Home Builders, Inc., the within-named bargain, and corporation, and that they as such President and, being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Benny Gaddisas such President, and attesting the same by the said as such.

Witness my hand and official seal at Nashville , Tennessee this 15th day of September, 1997

Commission expires: January 27, 2001

Jill L. Roller
Notary Public

JILL L. ROLLER NOTARY PUBLIC AT LARGE TENNESSEE

0350077
IDENTIF. ↑ REFERENCE

97 SEP 18 PM 3:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot 6, Scenic River Farms as shown on the survey of Jesse Walker, Licensed Surveyor, dated June 30, 1993, and record in Book 9244.m Page 778, Register's Office for said County, and being further described as follows:

BEING A TRACT OF LAND IN THE 36TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND LOCATED AT THE SOUTH END OF BUFFALO ROAD AND ON THE SOUTH SIDE OF THE CSX RAILROAD'S 50 FOOT RIGHT OF WAY AND BEING SOUTH OF THE MEADOWS AS SHOWN IN PLAT BOOK 6900, PAGE 769 AS EVIDENCED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE (RODC) AND WEST OF THE CENTERLINE OF BUFFALO ROAD EXTENDED AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE BEGINNING, START AT A POINT LOCATED AT THE INTERSECTION OF THE CENTERLINE EXTENDED OF BUFFALO ROAD WITH THE SOUTH MARGIN OF THE CSX RAILROAD (25 FEET SOUTH OF THE CENTERLINE OF THE CSX RAILROAD), SAID POINT BEING ON THE CENTERLINE OF A 50-FOOT WIDE PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT, AND SAID POINT BEING REFERENCED BY AN IRON PIN 25.43 FEET MORE OR LESS WESTERLY ALONG A CURVE IN SAID SOUTH MARGIN OF THE CSX RAILROAD (SAID PIN MARKING THE WEST EDGE OF THE 50-FOOT ACCESS AND PUBLIC UTILITY EASEMENT); THENCE, ALONG THE CENTERLINE OF THE 50-FOOT WIDE PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT, S 11-12-43 W A DISTANCE OF 200.00 FEET TO A POINT ON THE CENTERLINE OF SAID EASEMENT; THENCE CONTINUING ALONG THE CENTERLINE OF SAID 50-FOOT ACCESS AND PUBLIC UTILITIY EASEMENT S 04-40-00 W A DISTANCE OF 460.00 FEET TO A POINT ON SAID CENTERLINE; THENCE,

1) ALONG THE EAST LINE OF THE HEREIN DESCRIBED TRACT AND SEVERING THE LAND OF HEARTFELT GREETINGS S 10-11-02 E PASSING AN IRON PIN AT 150-72 FEET (SAID IRON PIN MARKING THE EDGE OF THE EASEMENT), AND PASSING AN IRON PIN AT 1092.18 FEET, A TOTAL DISTANCE OF 1192.18 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE,

2) ALONG THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, THE NORTH LINE OF SHEFFIELD ON THE HARPETH AS SHOWN IN PLAT BOOK 6900, PAGE 395 (RODC), THE NORTH LINE OF ROLLING RIVER PLAT BOOK 5200, PAGE 7 (RODC), AND THE CENTERLINE OF THE HARPETH RIVER N 89-23-37 W A DISTANCE OF 137.64 FEET; THENCE,

3) CONTINUING ALONG THE SOUTH LINE, N 80-42-08 W A DISTANCE OF 369.58 FEET; THENCE,

4) CONTINUING ALONG THE SOUTH LINE N 68-07-22 W A DISTANCE OF 233.47 FEET TO A POINT, SAID POINT BEING SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE,

5) CONTINUING ALONG THE WEST LINE OF THE HEREIN DESCRIBED TRACT, N 26-22-06 E, PASSING AN IRON PIN AT 100 FEET, AND PASSING AN IRON PIN AT 992.76 FEET (SAID IRON PIN MARKING THE EDGE OF THE EASEMENT), A TOTAL DISTANCE OF 1144.29 FEET TO A POINT, THE BEGINNING AND CONTAINING 9.763 ACRES MORE OR LESS.

TOGETHER WITH AND SUBJECT TO THE FOLLOWING DESCRIBED EASEMENT FOR ACCESS, INGRESS, EGRESS, UTILITIES, AND COMMON AREA, WHICH SHALL BE APPURTENANT TO AND SHALL RUN WITH THE ABOVE DESCRIBED PROPERTY AND SHALL RUN WITH THE LAND:

EASEMENT FOR ACCESS, UTILITY EASEMENT AND COMMON AREA DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND IN THE 36TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND LOCATED AT THE SOUTH END OF BUFFALO ROAD AND ON THE SOUTH SIDE OF THE CSX RAILROAD'S 50-FOOT RIGHT OF WAY, AND BEING SOUTH OF THE MEADOWS AS SHOWN IN PLAT BOOK 6900, PAGE 769 AS EVIDENCED IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE (RODC) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED AT THE INTERSECTION OF THE CENTERLINE EXTENDED OF BUFFALO ROAD WITH THE SOUTH MARGIN OF THE CSX RAILROAD (25 FEET SOUTH OF THE CENTERLINE OF THE CSX RAILROAD), SAID POINT BEING ON THE CENTERLINE OF THE 50-FOOT WIDE PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT, AND SAID POINT BEING REFERENCED BY AN IRON PIN 25.43 FEET MORE OR LESS WESTERLY ALONG A CURVE IN SAID SOUTH MARGIN OF THE CSX RAILROAD (SAID PIN MARKING THE WEST EDGE OF THE 50-FOOT ACCESS AND UTILITY EASEMENT); THENCE,

1) LEAVING THE CENTERLINE OF THE 50-FOOT PRIVATE ACCESS AND PUBLIC UTILITIES EASEMENT AND CONTINUING ALONG THE NORTH LINE OF THE HEREIN DESCRIBED PROPERTY AND THE SOUTH MARGIN OF CSX WITH A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 2891.79 FEET AND A DELTA ANGLE OF 00 DEGREES 30 MINUTES AND 17 SECONDS AND A CHORD BEARING OF S 89-52-54 E AND A CHORD DISTANCE OF 25.47 FEET), A CURVE LENGTH OF 25.47 FEET TO AN IRON PIN, (SAID PIN MARKING THE EAST EDGE OF THE 50-FOOT ACCESS AND UTILITY EASEMENT); THENCE,

2) LEAVING SAID SOUTH CSX MARGIN AND ALONG THE EAST EDGE OF SAID EASEMENT S 11-12-43 W A DISTANCE OF 203.47 FEET TO A POINT; THENCE.
3) CONTINUING ALONG SAID EASEMENT S 04-40-00 W A DISTANCE OF 168.62 FEET. TO THE START OF A CURVE TO THE LEFT: THENCE.
4) WITH SAID CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 100.00 FEET AND A DELTA ANGLE OF 62 DEGREES 57 MINUTES AND 52 SECONDS). A CURVE LENGTH OF 109.89 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT; THENCE.
5) WITH SAID CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 175.00 FEET AND A DELTA ANGLE OF 303 DEGREES 55 MINUTES AND 43 SECONDS). A CURVE LENGTH OF 934.40 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE LEFT; THENCE.
6) WITH SAID CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 100-FEET AND A DELTA ANGLE OF 62 DEGREES 57 MINUTES AND 52 SECONDS). A CURVE LENGTH OF 109.89 FEET TO A POINT; THENCE.
7) ALONG THE WEST EDGE OF SAID EASEMENT N 04-40-00 E A DISTANCE OF 191.48 FEET TO A POINT; THENCE.
8) CONTINUING ALONG THE WEST EDGE OF SAID 50-FOOT WIDE PRIVATE ACCESS AND UTILITY EASEMENT. N 11-12-43 E A DISTANCE OF 196.76 FEET TO AN IRON PIN ON THE SOUTH MARGIN OF THE SAID CSX RIGHT OF WAY; THENCE.
9) WITH A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 2891.79 FEET AND A DELTA ANGLE OF 00 DEGREES 30 MINUTES AND 14 SECONDS AND A CHORD BEARING OF S 89-22-36 E AND A CHORD DISTANCE OF 25.43 FEET). A CURVE LENGTH OF 25.43 FEET TO A POINT. THE BEGINNING AND CONTAINING 2.775 ACRES MORE OR LESS.

BEING the same property conveyed to B J Home Builders. Inc. by Deed from Scenic River Farms. Inc. of record in Book 10267. Page 982. Register's Office for Davidson County. Tennessee.

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

0267 09/18 0101 03CHECK 1461.92

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10613 PG 926

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	391600.00
			CON TX	1448.92
			PRFEE	1.00
			WDEED	12.00
			TOTAL	1461.92
			CHECK	1461.92

09/18/97 01 15:03 0001 0267

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0350077 IDENTIF. # REFERENCE

97 SEP 18 PM 3:05 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN.

No. 1199679