BOOK 10627 PG 392

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,000.00

Antonio C. Turner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF September 1997

Notary Public

MY COMMISSION EXPIRES: 5
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
CUMBERLAND TITLE COMPANY
4733 Andrew Jackson Pkwy., #1-C, Hermitage, TN 37076
118 Vultee Boulevard, Nashville, TN 37217

111 W. College Street, Murfreesboro, TN 37130
313 E. Main Street Suite 5, Hendersonville, TN 37075
ECASH - 97
155 Franklin Rd., Suite [illegible] 37064
1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Antonio C. Turner (NAME) | ~~Cash~~ new owner (NAME) | MAP 30 PARCEL 11 |
| P.O. Box 572 ~~Tranham Road~~ (ADDRESS) | same (ADDRESS) | MAP 30 P/O 242 |
| Nashville, TN. 37208 ~~Whites Creek, Tennessee 37189~~ (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | MAP 31 P/O 143 |

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, Ira D. McCutcheon, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Antonio C. Turner, unmarried

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:

Beginning at the southeasterly corner in the northerly margin of Tranham Road (50 foot in width), thence north 68 deg. 25' 30" West 75.69 feet to an iron pin; thence with a curve to the right, having a central angle of 25 deg. 28' 42", a radius of 381.94 feet, a length of 169.84 feet to an iron pin; thence North 42 deg. 56' 48" West 30.97 feet to an iron pin; thence with a curve to the left, having a central angle of 16 deg. 14' 06", a radius of 305.44 feet, a length of 86.55 feet to an iron pin; thence with a curve to the right, having a central angle of 09 deg. 53' 35", a radius of 518.05 feet, a length of 89.45 feet to an iron pin; thence north 49 deg. 17' 20" West 49.21 feet to an iron pin; thence with a curve to the left, having a central angle of 09 deg. 07 ' 47", a radius of 520.75 feet, a length of 82.98 feet to an iron pin; thence north 50 deg. 57' 15" East 295.90 feet to an iron pin; thence north 24 deg. 41' 46" West 729.79 feet to an iron pin; thence north 75 deg. 43' 18" East 403.39 feet to an iron pin; thence north 85 deg. 20' 23" East 704.91 feet to an iron pin; thence north 85 deg. 59' 25" East 123.35 feet to an iron pin; thence south 77 deg. 49' 00" East 206.02 feet to an iron pin; thence south 89 deg. 31' 25" East 225.46 feet to an iron pin; thence north 82 deg. 40' 20" East 247.27 feet to an iron pin; thence south 49 deg. 19' 48" East 385.61 feet to an iron pin; thence south 44 deg. 46' 08" West 210.87 feet to an iron pin; thence north 49 deg. 39' 05" West 101.07 feet to an iron pin; thence south 79 deg. 42' 22" West 1020.14 feet to an iron pin; thence south 61 deg. 39' 47" West 152.74 feet to an iron pin; thence south 25 deg. 09' 46" East 361.91 feet to an iron pin; thence south 86 deg. 48' 20" West 147.78 feet to an iron pin; thence south 36 deg. 11' 32" West 236.93 feet to an iron pin; thence south 31 deg. 48' 48" West 254.79 feet to the point of beginning containing 1,302,507.5168 square feet or 29.9015 acres, according to a survey prepared by Volunteer Surveying, 3429 Towneship Road, Antioch, Tennessee 37013, RLS # 1728,

CONTINUED

unimproved (X)
This is improved ( ) property, known as Tranham Road, Whites Creek, Tennessee 37189
(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 26th day of September 19 97

Ira D. McCutcheon
Ira D. McCutcheon

STATE OF TENNESSEE

BOOK 10627 PG 393

COUNTY OF DAVIDSON

.Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ira D. McCutheon, a single person

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hermitage, Tennessee, this 26th day of September 1997.

Commission expires 3/23/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

dated September 25, 1997.

Being part of the same property conveyed to Childress McCutcheon and wife, Ira D. McCrutcheon by deed from Aubrey Vance McCrutcheon and Aubrey Ann Berry, being heirs-st-law of Samuel McCutcheon, deceased, of record in Book 4519, page 508, and by deed from James Arthur McCutcheon and wife, Mattie maria McCutcheon said Register's Office; the said Childress McCutcheon having since died leaving said property vested in the name of Ira D. McCutcheon.

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

97 SEP 30 PM 2:02

FELIX ... REGISTER
... COUNTY, TN.

IDENTIFICATION REFERENCE

035905

4405 09/30 010 CHECK 201.40

**RETURN TO:**
**CUMBERLAND TITLE COMPANY**

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

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10627 PG 394

| | | |
|---|---|---|
| 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 52000.00
CON TX 192.40
PRFEE 1.00
WDEED 8.00
TOTAL 201.40
CHECK 201.40

09/30/97 01 14:07 0001 4405

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0353905
IDENTIFICATION REFERENCE

97 SEP 30 PM 2:02

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

**No.**1203765