BOOK 10633 PG 732

186

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

WARRANTY DEED

THIS INDENTURE is made and entered into this **29th** day of **September, 1997** between EDDIE D. ARRINGTON, UNMARRIED, GRANTOR, and RAYMOND PINKSTON, A MARRIED MAN, 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, EDDIE D. ARRINGTON, UNMARRIED, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto RAYMOND PINKSTON, A MARRIED MAN, 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 GRANTOR 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 5581 HIGDON ROAD, JOELTON, TN 37080.

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 GRANTOR covenants and agrees with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds themselves, his/her 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 hand and seal of GRANTOR on the day and year first above written.

EDDIE D. ARRINGTON Signature of Seller

97 OCT -3 PM 12:57
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

6087 10/03 0101 03CHECK 283.10

IDENTIF. ↑ REFERENCE 03554 95

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INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, EDDIE D. ARRINGTON, UNMARRIED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **29th** day of **September, 1997.**

Notary Public

My Commission Expires: 5/28/2000

DENISE G. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Name and Address of Property Owner:

RAYMOND PINKSTON, A MARRIED MAN
2014 SULTANA AVENUE
NASHVILLE, TN 37207

Property Address:

5581 HIGDON ROAD
JOELTON, TN 37080

Person Responsible for Taxes:

FIRST AMERICAN NATIONAL BANK
P O Box 290396
Nashville, Tenn 37229-0396

Map & Parcel #: MAP 036-00-0, PARCEL 063.00

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 **$73,000.00** 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 **29th** day of **September, 1997.**

Notary Public

My Commission Expires: 5/28/2000

DENISE G. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

CONT'D NEXT PAGE

EXHIBIT 'A'

LAND lying partly in Davidson County and partly in Cheatham County, Tennessee, known as Tract 3 of the David A. Allen land as described according to the survey of R.L. Montoya, Registered Land Surveyor, April 15, 1986, as follows:

Beginning at an iron pin in the westerly margin of Higdon Road, at which point said right-of-way intersects the southerly margin of Arrington Road; thence, with the margin of Higdon Road along a curve to the left having a radius of 323.47 feet, delta 20 degrees 9 minutes 59 seconds; tangent of 57.52 feet, and a length of 113.85 feet to an iron pin; thence, south 25 degrees 48 minutes 36 seconds east 26.86 feet to an iron pin; thence, going along a curve to the right having a radius of 719.24 feet, delta 13 degrees 12 minutes 55 seconds, tangent of 83.32 feet, and a length of 165.89 feet to an iron pin; thence, along a curve to the right having a radius of 245.00 feet, delta 38 degrees 59 minutes 11 seconds, tangent of 86.73 feet and a length of 166.71 feet to an iron pin in the westerly margin of Cotton Patch Road; thence, along said margin with a curve to the left having a radius of 886.95 feet, delta 21 degrees 57 minutes 7 seconds, tangent of 172.02 feet, and a length of 339.82 feet to an iron pin; thence South 4 degrees 25 minutes 57 seconds west 5.58 feet to an iron pin; thence, leaving the margin of Cotton Patch Road North 55 degrees 55 minutes 41 seconds east 306.64 feet to an iron pin, being the southerly corner of this Tract and the common corner of this Tract and Tract 2 and Tract 4 on said survey; thence, North 27 degrees 9 minutes 47 seconds west 516.40 feet to an iron pin; thence, North 56.00 degrees 29 minutes 56 seconds east 99.82 feet to an iron pin; thence, North 68 degrees 44 minutes 25 seconds east 62.39 feet to an iron pin; thence, North 51 degrees 19 minutes 26 seconds east 203.37 feet to an iron pin; thence, North 24 degrees 12 minutes 26 seconds east 302.41 feet to a large tree; thence, North 65 degrees 26 minutes 47 seconds east 76.70 feet to the point of beginning, containing 6.54 acres, more or less.

Being the same property conveyed to EDDIE D. ARRINGTON, UNMARRIED, by Deed from DAVID TODD AND JACQUE CHAPMAN, of record in Book 9386, page 214, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

EXHIBIT 'B'

1. All real property taxes for the year 1998 and subsequent years, a lien not yet due and payable.

2. Unrecorded easements for roads and utilities, if any.

3. Deed of record in Book 8342, page 416, said Register's Office, conveys water tap rights to the owners of Tracts 2 and 4 of the David A. Allen land according to the survey of R.L. Montoya, Registered Land Surveyor, April 15, 1986.

4. All matters as set forth on the survey of David A. Allen Land, dated April 15, 1986, by R.L. Montoya, R.L.S. No. 1659.

5. Easement for Gas Lines, unrecorded, as per the mortgage loan inspection of John Kohl & Co., P.C., dated September 26, 1997.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10633 PG 734-A

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 73000-00
CON TX 270-10
PRFEE 1-00
WDEED 12-00
TOTAL 283-10
CHECK 283-10

10/03/97 01 13:02 0001 6007

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0355495
IDENTIF. & REFERENCE

97 OCT -3 PM 12:57
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1205429