0379945

IDENTIF. # REFERENCE

THIS INSTRUMENT PREPARED BY:
**DEAN ROBINSON, ATTORNEY**
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

97 DEC 15 AM 10:36

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

**ADDRESS NEW OWNER:**
Jerry C. Pendergrass
P. O. Box 22567
Nashville, TN 37202

**MORTGAGEE:**
First Bank & Trust
1691 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BOOK 10720 PG 433

**SEND TAX BILLS:**
TO MORTGAGEE

**MAP-PARCEL:**
Map & Parcel: 127-244
Field Book #9D-78713

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Paul L. Eichel, Unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jerry C. Pendergrass, 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:

A 1.00+/- Acre tract of land in the First Civil District of Davidson County, Tennessee, being more particularly described as follows:

To get to the point of beginning (origin) of said tract, BEGIN at an iron pin set on the south right-of-way line of Bellevue Manor Drive, a 50-foot road, the northwest corner of Lot 1, Bellevue Manor Subdivision, as recorded in Plat Book 3600, page 33, Register's Office for Davidson County, Tennessee, the northeast corner of the property of Edward M. Polk, Jr., as recorded in Deed Book 4751, page 746, said Register's Office, and the southeast corner of the property of Paul L. Eichel of record in Book 6304, page 449, said Register's Office, corrected at Book 6343, page 118, said Register's Office, and proceeding as follows:

With the north boundary line of the property of Edward M. Polk, Jr., and the north boundary line of the property of James R. Frazier as of record in Deed Book 5375, page 909, said Register's Office, N 73° 53' 35" W, 570.16 feet to an existing iron pin; thence, with the east boundary line of Saddle Ridge Subdivision, as of record in Plat Book 5200, page 367, said Register's Office, N 22° 52' 55" W, 179.93 feet to an existing concrete monument; thence, N 28° 29' 16" W, 788.28 feet to an iron pin, which is the point of origin (the point of beginning) of the boundaries of the herein described tract:

Thence, N 42° 38' 07" W, 208.72 feet to an iron pin; thence, N 47° 21' 55" E, 208.74 feet to an iron pin; thence, S 42° 38' 11" E, 208.72 feet to an iron pin; thence, S 47° 21' 49" W, 208.75 feet to an iron pin that is the

point of origin (the point of beginning) of the boundaries of the herein described tract, and containing 1.00 acre, more or less.

Also conveyed herewith is a permanent easement for ingress and egress to this 1.00 acres tract, from and to Bellevue Manor Road, along an existing gravel road referred to in the instrument of record at Book 6491, page 11, said Register's Office.

Being a part of the same property conveyed to Paul L. Eichel, by deed from Willie K. Davis and Barbara T. Davis, his wife, as of record in Book 6304, page 449, and by Deed of Correction of record in Book 6343, page 118, Register's Office for Davidson County, Tennessee.

This is improved property known as 2390 Bellevue Manor Drive, Nashville, Tennessee 37221.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record, if any, and easements and covenants and conditions as shown on the Deed of record in Book 6304, page 449, and by Deed of Correction of record in Book 6343, page 118, all of record in Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 our hands this 12th day of December, 1997.

Paul L. Eichel

**PAUL L. EICHEL**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **PAUL L. EICHEL**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of December, 1997.

Michelle M. Cooper

NOTARY PUBLIC

My Commission Expires: March 22, 2001

0985 12/15 08:03CHECK 1319.10

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $353,000.00.

AFFIANT

Subscribed and sworn to before me
this 12 day of December, 1997.

NOTARY PUBLIC




My Commission Expires: March 22, 2001

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10720 PG 436

| | | |
|---|---|---|
| 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
353000.00
CON TX 1306.10
PRFEE 1.00
WDEED 12.00
TOTAL 1319.10

CHECK 1319.10

~~12/15/97 01 10:38 0001 0985~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0379945

IDENTIF. # REFERENCE

97 DEC 15 AM 10:36

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1231748