60

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027

BOOK 10722 PG 635

ADDRESS NEW OWNER:
Matthew C. Ivey
2382 Claylick Road
Whites Creek, Tennessee 37189

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
First Signature Mortgage
2416 21st Avenue South, Suite 207
Nashville, TN 37212

MAP **23-10.00**
GROUP
PARCEL

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Calvin Golter, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Matthew C. Ivey, unmarried**, hereinafter called the "GRANTEE", his 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" FOR LEGAL DESCRIPTION

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1998 and subsequent years.

This is improved property known as 2382 Claylick Road, Whites Creek, Tennessee 37189.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", his heirs and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 12th day of December, 1997.

Calvin Golter

97 DEC 16 PM 1:20
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

12/16 0101 03CHECK 312.70

0380603
IDENTIF. ↑ REFERENCE

BOOK 10722 PG 636

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

WITNESS my hand and official seal this 12th day of December, 1997.

VALERIE MURPHY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $81,000.00.

AFFIANT

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

NOTARY PUBLIC SEAL WILLIAMSON COUNTY, TENN.

Robert M. Loftis
NOTARY PUBLIC

My Commission Expires: 9/23/2000

BOOK 10722 PG 637

EXHIBIT "A"

A tract of land in the 10th, formerly the 22nd Civil District of Davidson County, Tennessee, and described according to a copy of a survey made by Lewis D. Justice, Surveyor, December 7, 1945, as follows:

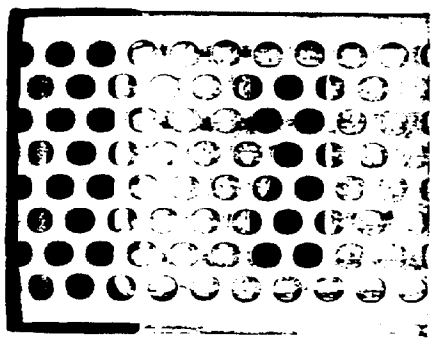
BEGINNING at a point in the north margin of Clay Lick Road, at the southeast corner of a tract of 4.19 acres conveyed to Jack C. Hand and wife, by deed of record in Book 1340 , page 382 , Register's Office for Davidson County, Tennessee, thence along Hand's line, North 32 deg. 20' East 280 feet to a stake; thence South 57 deg. 40' East 153 feet to a stake in the west line of property of A. B. Hamer; thence with Hamer's west line, South 6 deg. 20' West 315 feet to a post in the north margin of Clay Lick Road; thence with the margin of same, North 57 deg. 40' West 287 feet to the point of beginning.

INCLUDED IN THE ABOVE REFERENCED PROPERTY, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING LAND CONVEYED TO THE STATE OF TENNESSEE BY WARRANTY DEED OF RECORD IN BOOK 4506 , PAGE 11 , SAID REGISTER'S OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a point in the center of Clay Lick Road said point being James W. Clouse's southeast corner, thence with Clouses's southeast boundary line North 36 deg. 30' East 55 feet more or less to a point; thence South 61 deg. 10' 10" East 158 feet more or less to the beginning of a curved line to the left which is at all points 40 feet northeast of the center line of proposed relocation of Clay Lick Road, thence with said curved line southeastwardly 92 feet more or less to a point in D. B. Luster's west boundary line, thence with said boundary line South 4 deg. 30' West 70 feet more or less to the center of said road; thence with said road northwestwardly 285 feet more or less to the point of beginning.

Being the same property conveyed to Calvin Golter, unmarried, by deed from William F. Brewer and wife, Bonnie L. Brewer of record in Book 9964, page 316, Register's Office, Davidson County, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



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

RECEIVED OF _____

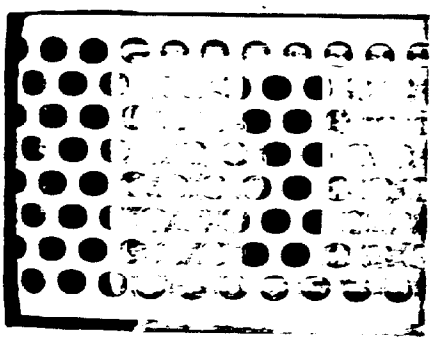
FOR _____

pcm 10722:638

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 81000.00
CON TX 299.70
PRFEE 1.00
WDEED 12.00
TOTAL 312.70
CHECK 312.70

12/16/97 01 13:19 0001 1662
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0380603
IDENTIF. ↑ REFERENCE

97 DEC 16 PM 1:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1232417