THIS INSTRUMENT PREPARE BY:
Martin C. Giner, Attorney
222 Second Avenue North
326 Washington Square
Nashville, TN 37201
(615) 259-9222

Mail

THIS INSTRUMENT PREPARED WITH INFORMATION PROVIDED BY THE PARTIES

WARRANTY DEED

****

Address of New Owner as Follows:	Send Tax Bill to:	Map/Parcel Nos.
Charles E. and Deborah Sherman 4030 Whites Creek Pike Whites Creek, TN 37189	Same	22 Part of 223

****

FOR AND IN CONSIDERATION of the sum of Sixteen Thousand Dollars and no/100 ($16,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Barbara K. Wade, Executrix of the Estate of David R. Wade III, and Barbara K. Wade, has bargained and sold and by these presents does transfer and convey unto the said Charles E. Sherman and wife, Deborah Sherman, as tenants by the entirety, the "Grantees" herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being a tract of land shown on property map 22, assessor's office, bounded in general by Gary Stinson on the north; the David Wade remainder on the east and south; and David Williams, Gary Huffman, and Jackie Moore on the southwest, and lying on a 50 foot ingress-egress easement which runs northerly up the hill from Swindle Road, more particularly described as follows:
>
> Beginning at an iron pin set on the west side of the intersection of two 50 foot ingress-egress easements, said pin being located in the south line of Gary Stinson (Ref. Deed Book 7846, page 802, R.O.D.C.); thence with Stinson's south line, N 79 deg. 51 min. 26 sec. E 26.28 ft. to a point near the intersection of the two easements, said point being Stinson's southeast corner; thence leaving Stinson and with 4 new lines, running along the centerline of one 50 ft. ingress-egress easement, S 30 deg. 48 min. 18 sec. W 74.14 ft. to an iron pin set in the centerline of the easement, and S 24 deg. 22 min. 01 sec. W 120.69 ft. to an iron pin; thence leaving the centerline of the easement, S 39 deg. 05 min. 49 sec. E, passing a witness iron pin set at 25.42 ft., in all 175.71 ft. to an iron pin set, and S 76 deg. 59 min. 38 sec. W 462.17 ft. to an iron pin set, said pin being David Williams' easternmost corner (Ref. Deed Book 7623, page 156, R.O.D.C.);
>
> Thence with Williams' northeast line N 39 deg. 05 min. 49 sec. W, passing a witness iron pin set at 64.86 ft., an iron pin set in the centerline of the last-mentioned 50 ft. easement at 90.44 ft., and another witness iron pin set at 116.02 ft., in all 379.75 ft. to an existing iron pin, said pin being Gary Huffman's easternmost corner (Ref. Deed Book 6415, Page 739, R.O.D.C.); thence leaving Williams and with Huffman's northeast line, N 49 deg. 28 min. 02 sec. W 150.41 ft. to an existing iron in, said pin

being the easternmost corner of Jackie Moore (Ref. Deed Book 6234, page 781, R.O.D.C.); thence leaving Huffman and with Moore's northeast line, N 49 deg. 26 min. 52 sec. W 228.01 ft. to an existing iron pin in Gary Stinson's south line, said pin being the easternmost corner of Clyde Lee (Ref. Deed Book 4336, page 460, R.O.D.C.);

Thence leaving Moore and Lee, and with Stinson's south line, S 74 deg. 02 min. 48 sec. E 665.58 ft. to an iron pin set, and N 79 deg. 51 min. 26 sec. E 293.076 ft. to the point of beginning, containing 5.05 acres, more or less, and being part of Deed Book 6641, page 862, and part of Deed Book 7502, page 122, Register's Office, according to a survey dated 8/12/87 and revised 8/24/89 by Randolph L. Chapdelaine, R.L.S. #1444, 5106 Old Harding Road, Franklin, Tennessee 37064.

The above-described tract is served by a 50 ft. ingress-egress easement which runs northerly and up the hill from Swindle Road to join at the eastern part of the property.

And the above-described tract is subject to a portion of the same 50 ft. ingress-egress easement, which portion runs along the southeast side, and then through the middle of this property; the centerline of said portion being more particularly described as follows:

Beginning at a point near the intersection of two 50 ft. ingress-egress easements, said point being the easternmost corner of the above-described 5.05 acre tract; thence with the southeast side of said tract and the centerline of one 50 ft. easement, S 30 deg. 48 min.18 sec. W 74.14 ft. to an iron pin set; thence S 24 deg. 22 min. 01 sec. W 120.69 ft. to an iron pin set; thence leaving the property line and heading through the 5.05 acre tract, S 40 deg. 28 min. 09 sec. W 115.27 ft. to an iron pin set; thence S 63 deg. 28 min. 40 sec. W 43.14 ft. to an iron pin set; thence S 84 deg. 45 min. 17 sec. W 137.88 ft. to an iron pin set; thence S 72 deg. 57 min. 52 sec. W 121.47 ft. to an iron pin set; thence S 84 deg. 45 min. 17 sec. WE 137.88 ft. to an iron pin set; thence S 72 deg. 57 min. 52 sec. W 121.47 ft. to an iron pin set; and S 63 deg. 07 mi. 17 sec. W 33.27 ft. to an iron pin set in the southwest line of the 5.05 acre tract, said pin being located N 39 deg. 05 min. 49 sec. W 90.44 ft. from the iron pin easternmost corner of David Williams (Ref. Deed Book 7623, Page 156, R.O.D.C.).

Being part of the same property conveyed to David Wade by Marvin Williams and wife, Cherri Williams, by deed of record in Book 7845, page 652, Register's Office of Davidson County, TN, and also being part of the same property conveyed to David R. Wade III by Deed from John Williams, Trustee, of record in Book 6641, page 862, Register's Office of Davidson County, Tennessee.

The above-described tract is subject to all easements, restrictions, and covenants of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantees, their heirs and assigns, forever. I covenant with the said Grantees that I am lawfully seized of said land in fee simple, have a good right to convey it, and the same is unencumbered as of record. And I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WHENEVER used the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, I have set my hand hereto this 9th day of December, 1997.

Barbara K. Wade

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said state and county, Barbara K. Wade, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that she has read the foregoing document, understands the contents thereof, and has executed the same as her free act and deed by signing her name thereto.

Witness my hand and official seal at the office in said aforementioned state and county on this the 9th day of December, 1997.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 9-28-2000

THE ESTATE OF DAVID R. WADE III:

By: Barbara K. Wade
Barbara K. Wade, Executrix

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said state and county, Barbara K. Wade, Executrix of the Estate of David R. Wade III, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged herself to be the Executrix of the Estate of David R. Wade III, the within named bargainor, and that she as such Executrix, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing her name as Executrix.

Witness my hand and official seal at the office in said aforementioned state and county on this the 9th day of December, 1997.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 9-28-2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer if $16,000.00

AFFIANT

Sworn to and subscribed before me

this 9th day of December, 1997.

Notary Public

My Commission Expires: 11-28-98

2412 01/15 0101 03CHECK 76.20

03904477
IDENTIF. & REFERENCE

98 JAN 15 AM 11:54
REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 10758 PG 780

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 16000.00
CON TX 59.20
PRFEE 1.00
WDEED 16.00
TOTAL 76.20
CHECK 76.20

01/15/98 01 11:59 0001 2412

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0390477
IDENTIF. # REFERENCE

98 JAN 15 AM 11:54

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

No. 1243053