	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $29,000.00 Leonard E. Metzgar Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of March, 1998. Notary Public MY COMMISSION EXPIRES: 9-15-98 (AFFIX SEAL)

FILED 10526:975

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Leonard E. Metzgar	NEW OWNER	31-82
(NAME)	(NAME)	
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 **DELLA MCCUTCHEON, ALSO KNOWN AS IRA D. MCCUTCHEON, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LEONARD E. METZGAR, 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 35 degrees 04 minutes 18 seconds West 498.88 feet to an iron pin; thence with a curve to the left, having a central angle of 06 degrees 17 minutes 28 seconds, a radius of 592.61 feet, a length of 65.07 feet to an iron pin; thence North 48 degrees 38 minutes 14 seconds East 592.61 feet to an iron pin; thence North 33 degrees 49 minutes 52 seconds East 721.80 feet to an iron pin; thence South 62 degrees 36 minutes 44 seconds East 112.87 feet to an iron pin; thence South 64 degrees 30 minutes 35 seconds East 685.39 feet to an iron pin: thence North 25 degrees 04 minutes 57 seconds East 120.03 feet to an iron pin; thence North 02 degrees 06 minutes 53 seconds East 167.34 feet to an iron pin; thence North 44 degrees 46 minutes 08 seconds East 210.87 feet to an iron pin; thence South 27 degrees 07 minutes 50 seconds East 299.06 feet to an iron pin; thence South 48 degrees 34 minutes 00 seconds West 1322.62 feet to an iron pin; thence South 20 degrees 33 minutes 25 seconds West 208.75 feet to an iron pin; thence South 43 degrees 24 minutes 35 seconds East 239.25 feet to an iron pin; thence South 47 degrees 19 minutes 01 seconds West 320.11 feet to the point of beginning, according to a Survey by Phillip E. Holmes, Jr., RLS #1728, dated December 4, 1997.

Being part of the same property conveyed to Childress McCutcheon and wife, Ira D. McCutcheon by deed from James Arthur McCutcheon and wife, Mattie Maria McCutcheon of record in Book 6622, Page 347, Register's Office for Davidson County, Tennessee. The said Childress McCutcheon has since died.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Leslie Nash executes this Warranty Deed for and on behalf of Ira D. McCutcheon pursuant to a Power of Attorney recorded simultaneously herewith.

unimproved ☒

This is improved ☐ property, known as 5010 Tranham Road, Whites Creek, TN 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 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/our hand(s) this 4th day of March, 1998.

Ira Della McCutcheon by Leslie Nash attorney in fact
Ira Della McCutcheon

STATE OF TENNESSEE

BOOK 10826 PG 976

COUNTY OF DAVIDSON

Personally appeared before me, , a Notary Public in and for said County and State, the within named Childress McCutcheon and Ira Della McCutcheon, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage , Tennessee this 4th day of March, 1998

Commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Leslie Nash, known to me or satisfactorily proven to be the person)who executed the foregoing instrument in behalf of Ira D. McCutcheon, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Ira D. McCutcheon. WITNESS my hand and Notarial Seal this March 4, 1998.

My Commission Expires

DANA SUMMARELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2000

Dana Summarell

Notary Public

PICK-UP

2237 03/06 CAVI CMCH

98 MAR -6 PM 1:33

0409013

IDENTIF. + REFERENCE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BK/PG 10826/977

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0409013

IDENTIF. ↑ REFERENCE

98 MAR -6 PM 1:33

No. 1262644