50x17

BOOK 10833 PG 344

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF March 19 98

LAURI A. BEASLEY NOTARY PUBLIC DAVIDSON COUNTY TN

Notary Public

MY COMMISSION EXPIRES: 11/24/2001 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary Hamlin	same	MAP 12
(NAME)	(NAME)	
P. O. Box 598		PARCEL 102
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		10D51452
(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, George Neal and wife, Nancy Neal

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary Hamlin and wife, Shari Hamlin

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:

LAND in the 12th Civil District of Davidson County, Tennessee, and being Tract No. 7 as shown on an unrecorded survey by David A. Johnson, Surveyor, License #1352, dated October 25, 1985, as follows:

Beginning at an iron pin located in the north margin of Baker Road, said pin being the southeast corner of the herein described tract and being North 58 deg. 35' 09" West 137.58 feet and along a curve having a radius of 637.94' and a distance of 17.74 feet from the southeast corner of a tract of land owned by J. A. Stromatt by deed of record in Book 6544, page 579, Register's Office for said County, thence from said beginning point, along the north margin of Baker Road along a curve to the left having a central angle of 13 deg. 56' 29" and a radius of 637.94' a distance of 155.23 feet to an iron pin; thence leaving the north margin of Baker Road, North 26 deg. 54' 25" East 1,427.78 feet to an iron pin in the south right-of-way of the Seaboard Systems Railroad; thence with said right-of-way, South 60 deg. 27' 16" East 154.62 feet to an iron pin; thence leaving said right-of-way, South 26 deg. 54' 25" West 1,409.71 feet to the point of beginning, containing 5.02 acres, more or less.

Being the same property conveyed to George Neal and wife, Nancy Neal by deed from Puhl Properties, L.P., a Tennessee limited partnership of record in Book 9845, page 570, Register's Office for Davidson County, TN.

CONTINUED

unimproved (X)
This is improved ( ) property, known as 2015 Baker Road, Goodlettsville, TN
(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 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 hand s this 10th day of March 19 98

George Neal

Nancy Neal

BOOK 10833 PG 345

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 George Neal and wife, Nancy Neal

the bargainor s with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 10th day of March 19 98.

Commission expires 11/24/2001

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Laura A. Beasley
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

98 MAR 11 PM 1:30

0410862
IDENTIF. & REFERENCE

LEGAL DESCRIPTION CONTINUATION

Subject to restrictions of record in Book 6710, page 813, said Register's Office.

This conveyance is subject to any and all existing easements of record including a TVA easement across rear of property.

Taxes for the year 1998 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

4200 03/11 0101 03CHECK 188.75

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10833 PG 347

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 47500.00
CON TX 175.75
PRFEE 1.00
WDEED 12.00
TOTAL 188.75
CHECK 188.75

03/11/98 01 13:29 0001 4200

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04110862
IDENTIF. # REFERENCE
98 MAR 11 PM 1:30

No. 1264591