WARRANTY DEED

BOOK 10842 PG 585

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Anthony H Meyers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March 19 98

Carole Adams
Notary Public

MY COMMISSION EXPIRES: 9/23/00
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony H. Meyers (NAME)	SAME (NAME)	MAP 7
204 STARLIGHT DRIVE (ADDRESS)	(ADDRESS)	PARCEL 176
NASHVILLE, TN 37207 (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, Viola Krantz

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony H. Meyers and wife, Susan D. Meyers

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 Davidson County, Tennessee, and described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated August 10, 1993, revised October 3, 1994, as follows:

Beginning at a concrete highway monument in the northeasterly right of way line of Highway 41 at the intersection of the easterly margin of Baker Station Road, a corner to B. B. Adamson (Deed Book 2044, page 251); thence leaving said Highway and with the line of said Adamson for the next six calls as follows: N 42 deg. 51' 32" E 483.66 feet to an iron pin (old); thence N 00 deg. 07' 03" E 62.05 feet to an iron pin (old); thence N 61 deg. 16' 44" E 240.50 feet to an iron pin (old); thence N 45 deg. 39' 00" E 102.55 feet to an iron pin (old); thence N 61 deg. 27' 51" E 300.25 feet to an iron pin (old); thence N 42 deg. 42' 37" E 279.63 feet to an iron pin (old) in the line of said Adamson; thence S 54 deg. 45' 29" E 350.00 feet to an iron pin (new), a corner to Tract 4 this survey; thence with Tract 4 for the next three calls as follows: S 33 deg. 07' 52" W 221.69 feet to an iron pin (new); thence N 65 deg. 09' 29" W 175.00 feet to an iron pin (new); thence S 34 deg. 54' 12" W 549.05 feet to an iron pin (new) a corner to Tract 4 and in the line of Tract 1; thence with the line of Tract 1 for the next four calls as follows: N 78 deg. 32' 09" W 119.69 feet to an iron pin (old); thence S 88 deg. 15' 53" West 173.34 feet to an iron pin (old); thence S 76 deg. 19' 43" W 262.72 feet to an iron pin (old) by a large cedar tree; thence S 37 deg. 11' 54" W 321.29 feet to an iron pin (old) in the right-of-way line of said Highwary 41; thence with said Highway N 14 deg. 39' 27" W 83.32 feet to a concrete monument; thence continuing with said Highway N 04 deg. 56' 47" E 30.60 feet to the beginning, containing 8.52 acres, more or less.

This conveyance is made SUBJECT TO a Joint 50-foot Access Easement which is

CONTINUED

unimproved ( )
is is improved (X) property, known as Bakers Station Road, Goodlettsville, TN 37072
(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 my hand this 16th day of March 19 98

Viola Krantz
Viola Krantz

Anthony H. Meyers
Anthony H. Meyers

Susan D. Meyers
Susan D. Meyers

STATE OF TENNESSEE

BOOK 10842 PG 586

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Viola Krantz

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 16th day of March 19 98.

Commission expires 9/23/00

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

LEGAL DESCRIPTION CONTINUATION

expressly reserved in deed of record in Book 9694, page 763, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Viola Krantz by Deed of record in Book 9694, page 763, Register's Office for Davidson County, Tennessee.

Viola Krantz
VIOLA KRANTZ

Anthony H. Meyers
ANTHONY H. MEYERS

Susan D. Meyers
SUSAN D. MEYERS

04134677
IDENTIF. + REFERENCE
98 MAR 18 AM 9:40
ELIA Z. [illegible] REGISTER
DAVIDSON COUNTY, TN
MAIL ENV.
7197 03/18 0101 03CHECK 161.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10842 PG 588

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	40000.00
CON TX	148.00
PRFEE	1.00
WDEED	12.00
TOTAL	161.00
CHECK	161.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/18/98 01 09:38 0001 7197

04 13467
IDENTIF. ↑ REFERENCE

98 MAR 18 AM 9:40

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1267553