# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 278,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF March 19 98

Notary Public

MY COMMISSION EXPIRES: 11/27/99
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael J. Henderson | SAME | MAP 145 |
| (NAME) | (NAME) | |
| 5234 Granny White Pike | | PARCEL 66 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37220 | | |
| (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, Martha Helen Gower, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael J. Henderson and wife, Janet L. Henderson

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 7th Civil District of Davidson County, Tennessee being Lot No. 8 on the Map of the George P. Morehead Property, described according to a copy of a survey thereof made February 18, 1941, by S. M. McMurray Engineering Company as follows:

Beginning at a point in the north margin of an unnamed roadway as recently established and dedicated in an agreement between Juanita L. Morehead and Miriam M. Yarbrough, which said roadway runs easterly from Granny White Pike at the common corner of Lots No. 6 and 8; thence with the line between said ltos north 20 deg. 15' west 320 feet to a point; thence north 79 deg. east 48 feet to a point; thence northerly to a point shown on said survey; thence northeasterly 206 feet to the corner of Lots No. 9 and 10; thence with the line between said lots south 17 deg. 30' east 284.5 feet to the new present margin of the said roadway; thence with the line of the same south 77 deg. 15' west 46.5 feet, more or less, south 75 deg. west 100 feet, south 65 deg. 30' west 100 feet, more or less, to the beginning, including but excluding such parts, if any, as may lie within the bounds of said roadway.

Being the same property conveyed to Frank Gower and wife, Martha Helen Gower, as tenants in common by deed from Frank Gower and wife, Martha Helen Gower of record in Book 5522, page 710, said Register's Office. Frank Gower conveyed

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 5234 Granny White Pike, Nashville, Tennessee 37220
(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 23rd day of March 19 98

Martha Helen Gower

Martha Helen Gower, by Leonard Frank Gower, Jr. Attorney in Fact

LEGAL DESCRIPTION CONTINUATION

his interest in subject property to Martha Helen Gower by Quitclaim Deed of record in Book 5552, page 586, said Register's Office.

This conveyance is subject to (a) 1998 real property taxes which have been prorated and assumed by the grantee(s); and (b) Roadway Agreements of record in Book 7067, page 422 and Book 7503, page 87, said Register's Office.

MAIL ENV

98 MAR 27 PM 1:52

FELIX Z. DAUSCH REGISTER
DAVIDSON COUNTY, TN.

1785 03/27 0101 03CHECK 1041.30

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 Martha Helen Gower, unmarried

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 Nashville, Tennessee, this 23rd day of March 19 98.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

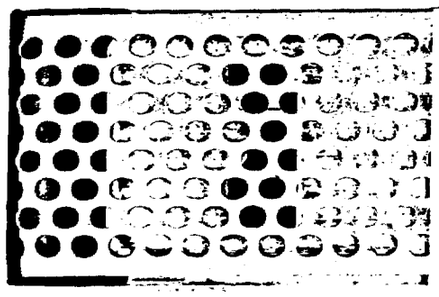
On this 23rd day of March, 1998 before me personally appeared Leonard Frank Gower, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Martha Helen Gower and acknowledged that he executed the same as the free act and deed of Martha Helen Gower. Witness my hand and seal this 23rd day of March, 1998.

My Commission Expires:

11/27/99

Notary Public

(SEAL)



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

RECEIVED OF _____

FOR _____

BOOK 10857 PG 565

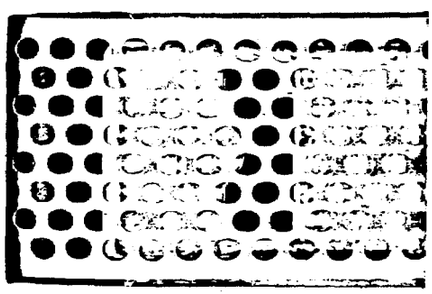
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT
278000.00
CON TX 1028.30
PRFEE 1.00
WDEED 12.00
TOTAL 1041.30
CHECK 1041.30

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

03/27/98 01 13:52 0001 1785



98 MAR 27 PM 1:52

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0517747

IDENTIFICATION REFERENCE

**No.** 1272064