47

STATE OF TENNESSEE
COUNTY OF DAVIDSON 10889 Pg 939

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF April 19 98

Notary Public

MY COMMISSION EXPIRES: JUNE 7, 99

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Devinder Singh Sandhu (NAME)	SAME AS NEW OWNER (NAME)	MAP 57
1709 Ashwood Avenue (ADDRESS)	(ADDRESS)	PARCELS 016 & 036
Nashville, TN 37212 (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, Paul A. Keesee, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Devinder Singh Sandhu, 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:

SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION

Being part of the same property conveyed to Paul A. Keesee by deed of record in Book 8276, Page 676 and Book 5720, Page 105, Register's Office for said County.

RECEIVED FOR RECORD
98 APR 20 AM 10:07
FELIX Z. BRUSSTAR, REGISTER
DAVIDSON COUNTY, TN.

0426554

unimproved ( )
This is improved (X) property, known as 5431 Old Hickory Blvd. Nashville, TN 37218
(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 9th day of April 19 98

Paul A. Keesee

Paul A. Keesee

LEGAL DESCRIPTION
OF

PAUL A. KEESEE PROPERTY

BEING A PARCEL OF LAND IN THE FIRST COUNCILMANIC DISTRICT, FOURTH PRECINCT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, AND BEING PARCELS 016 AND 036 ON DAVIDSON COUNTY PROPERTY MAP 57, AND ALSO HAVING THE ADDRESS OF 5431 OLD HICKORY BOULEVARD, NASHVILLE, TN 37218, AND MORE PARTICULARLY DESCRIBED ACCORDING TO THE SURVEY OF SAID PROPERTY BY GEORGE C. GREGORY, REGISTERED LAND SURVEYOR NO. 1331, AND KNOWN AS PROJECT NO.98-112, AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY AT AN IRON PIN SET ON THE WEST SIDE OF SULPHUR CREEK AT THE WEST END OF A CONCRETE BOX BRIDGE IN THE EASTERLY RIGHT-OF-WAY OF OLD HICKORY BOULEVARD, DAVIDSON COUNTY PROJECT NO. BC, SHEET 8 OF 10, DATED MARCH, 1932 (NORTH POINT OF THIS SURVEY IS DERIVED FROM RIGHT-OF-WAY PLANS), SAID IRON PIN BEING S 64 DEGREES 29' 00" E, 30.00' FROM CENTERLINE STATION 602+91.45 AND SAID CENTERLINE STATION IS DESCRIBED AS BEING N 25 DEGREES 31' 00" E, 713.78' FROM THE INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF BULL RUN ROAD, SAID IRON PIN IS ALSO ON THE CENTERLINE OF A TWENTY FOOT (20') INGRESS / EGRESS EASEMENT AND PRIVATE ROAD, KNOWN AS TONEY CARROLL ROAD, THE CENTERLINE OF WHICH RUNS WITH THE ENTIRE SOUTHERLY BOUNDARY OF THE HEREIN DESCRIBED PROPERTY;

THENCE, N 25 DEGREES 31' 00" E, 88.15 FEET, WITH SAID EASTERLY RIGHT-OF-WAY OF OLD HICKORY BOULEVARD TO AN IRON PIN SET ON THE WEST SIDE OF SULPHUR CREEK, SAID IRON PIN BEING THIRTY (30) FEET LEFT OF CENTERLINE POINT OF TANGENCY STATION 602+03.30, AND ALSO BEING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, CONTINUING WITH SAID EASTERLY RIGHT-OF-WAY OF OLD HICKORY BOULEVARD AND A CURVE TO THE LEFT, HAVING A RADIUS OF 2,321.831', A CENTRAL ANGLE OF 06 DEGREES 54' 10", A TANGENT LENGTH OF 140.03' AND A CHORD RUNNING N 22 DEGREES 03' 55" E, 279.556', A DISTANCE ALONG SAID CURVE OF 279.73' TO AN IRON PIN SET THIRTY (30) FEET FROM CENTERLINE AND ON THE NORTH BANK OF A DITCH COMING FROM A CULVERT UNDER OLD HICKORY BOULEVARD AND ON THE WEST SIDE OF SULPHUR CREEK AND ALSO BEING THE SOUTHWEST CORNER OF PARCEL 057 ON PROPERTY MAP 57;

THENCE S 85 DEGREES 07' 34" E, 602.69 FEET WITH THE SOUTH LINE OF SAID PARCEL 057 AND MORE OR LESS WITH AN OLD FENCE TO AN IRON PIN SET AT A TEN INCH TREE;

THENCE S 66 DEGREES 29' 04" E, 40.33 FEET TO AN IRON PIN SET IN AN OLD FENCE;

THENCE N 86 DEGREES 19' 45" E, 241.25 FEET TO AN IRON PIN SET IN AN OLD FENCE;

THENCE N 77 DEGREES 28' 42" E, 118.34 FEET TO AN IRON PIN SET AT A FALLEN 12" GUM TREE AND FENCE CORNER IN THE MIDDLE OF A DRAIN;

THENCE N 12 DEGREES 29' 03" E, 230.23 FEET TO AN IRON PIN SET IN AN OLD FENCE AT A 15" SHAG BARK HICKORY TREE;

THENCE N 09 DEGREES 05' 37" W, 178.72 FEET TO AN EXISTING 1 1/2" IRON PIPE;

THENCE N 02 DEGREES 02' 21" E, 446.26 FEET, MORE OR LESS WITH AN OLD FENCE, TO AN EXISTING WOOD POST;

THENCE N 04 DEGREES 09' 24" E, 540.32 FEET, MORE OR LESS WITH AN OLD FENCE, INTERSECTING THE CENTERLINE OF A TENNESSEE VALLEY AUTHORITY TRANSMISSION LINE AT 187.50 FEET, SAID POINT OF INTERSECTION BEING N 46 DEGREES 08' 25" W, 199.69 FEET FROM A STEEL TOWER , TO AN IRON PIN SET AT AN OLD CEDAR POST AND FENCE CORNER, THE SOUTHWEST CORNER OF PARCEL 029 ON PROPERTY MAP 47 AND THE NORTHWEST CORNER OF THE PROPERTY BEING DESCRIBED ;

THENCE S 77 DEGREES 40' 57" E, 387.45 FEET, WITH THE SOUTH LINE OF SAID PARCEL 029, TO AN IRON PIN SET AT AN 18" WALNUT TREE AT A HIGH POINT ON TOP OF THE RIDGE;

THENCE, CONTINUING WITH SAID SOUTH LINE OF PARCEL 029 FOR THE NEXT TWENTY-SEVEN CALLS, MORE OR LESS WITH AN OLD FENCE, WHICH RUN ALONG THE NORTHERLY SIDE OF THE RIDGE AND NORTH OF A RIDGE ROAD, AS FOLLOWS:

S 88 DEGREES 20' 05" E, 77.77 FEET TO AN IRON PIN SET IN OLD FENCE;
S 66 DEGREES 57' 29" E, 77.59 FEET TO AN IRON PIN SET IN OLD FENCE;
S 87 DEGREES 11' 37" E, 141.45 FEET TO AN IRON PIN SET AT AN 18" TREE;
S 83 DEGREES 54' 48" E, 68.65 FEET TO AN IRON PIN SET AT A 12" TREE;
N 88 DEGREES 08' 23" E, 82.58 FEET TO AN IRON PIN SET AT A 15" TREE;
N 80 DEGREES 16' 42" E, 43.11 FEET TO AN IRON PIN SET AT A 15" TREE;
N 83 DEGREES 36' 53" E, 115.94 FEET TO AN IRON PIN SET AT A 12" TREE;
S 79 DEGREES 26' 11" E, 188.24 FEET TO AN IRON PIN SET AT AN 18" STUMP;
S 87 DEGREES 36' 14" E, 44.51 FEET TO AN IRON PIN SET AT A 15" TREE;
N 86 DEGREES 01' 00" E, 86.53 FEET TO AN IRON PIN SET AT A 10" TREE;
N 73 DEGREES 18' 54" E, 95.63 FEET TO AN IRON PIN SET AT A 15" TREE;
N 49 DEGREES 19' 44" E, 63.59 FEET TO AN IRON PIN SET AT AN 8" TREE;
N 35 DEGREES 11' 51" E, 72.07 FEET TO AN IRON PIN SET AT A 24" TREE;
N 56 DEGREES 03' 13" E, 22.22 FEET TO AN IRON PIN SET AT A 15" TREE;
N 50 DEGREES 19' 01" E, 55.67 FEET TO AN IRON PIN SET AT AN 8" HICKORY TREE;
N 34 DEGREES 01' 58" E, 99.59 FEET TO AN IRON PIN SET AT A 12"TREE;
N 47 DEGREES 26' 56" E, 41.82 FEET TO AN IRON PIN SET AT A 32" TREE AND FENCE CORNER;
S 80 DEGREES 43' 29" E, 93.80 FEET TO AN IRON PIN SET IN THE FORK OF AN 8" AND 15" TREE;
N 71 DEGREES 12' 45" E, 128.16 FEET TO AN IRON PIN SET AT A 14" TREE;
N 80 DEGREES 59' 06" E, 123.95 FEET TO AN IRON PIN SET AT AN 18' HICKORY TREE;

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

N 82 DEGREES 24' 44" E, 73.76 FEET TO AN IRON PIN SET AT A 12" TREE;
S 69 DEGREES 29' 32" E, 42.34 FEET TO AN IRON PIN SET AT A 6" TREE;
S 64 DEGREES 03' 52" E, 48.82 FEET TO AN IRON PIN SET AT A 12" TREE;
S 70 DEGREES 56' 19" E, 27.42 FEET TO AN IRON PIN SET AT A 15" TREE;
N 85 DEGREES 48' 25" E, 23.57 FEET TO AN IRON PIN SET AT A 16" TREE;
S 61 DEGREES 08' 09" E, 38.37 FEET TO AN IRON PIN SET IN SAID OLD FENCELINE, AND IS SOUTHWESTERLY 567.6 FEET FROM AN OLD STUMP AND FENCE CORNER, AS MEASURED ALONG SAID OLD FENCELINE, AND SAID IRON PIN SET IS THE NORTHWEST CORNER OF PARCEL 037 ON PROPERTY MAP 57, AND IS ALSO THE NORTHEAST CORNER OF THE PROPERTY BEING DESCRIBED;

THENCE S 00 DEGREES 54' 49" E, 1,406.35 FEET WITH THE WEST LINE OF SAID PARCEL 037 AND THE EAST LINE OF THE PARCEL BEING DESCRIBED, PASSING A WITNESS IRON PIN SET AT 1,396.13 FEET, TO AN IRON PIN SET IN THE MIDDLE OF AN EXISTING TWENTY FOOT (20') INGRESS/ EGRESS EASEMENT AND PRIVATE ROAD, KNOWN AS TONEY CARROLL ROAD, SAID IRON PIN BEING THE SOUTHWEST CORNER OF SAID PARCEL 037, AND ALSO BEING THE NORTHWEST CORNER OF PARCEL 115 ON PROPERTY MAP 57 (SAID IRON PIN SET IS N 01 DEGREES 48' 52" W, 490.11 FEET FROM AN EXISTING IRON PIN ON THE SIDE OF THE RIDGE AT THE SOUTHWEST CORNER OF SAID PARCEL 115), AND ALSO BEING THE SOUTHEAST CORNER OF THE PROPERTY BEING DESCRIBED;

THENCE WESTERLY TO THE POINT OF BEGINNING, WITH THE CENTERLINE OF SAID EXISTING TWENTY FOOT (20') INGRESS/EGRESS EASEMENT AND PRIVATE ROAD, KNOWN AS TONEY CARROLL ROAD, AS FOLLOWS:
S 44 DEGREES 02' 25" W, 19.23 FEET TO AN IRON PIN SET;
S 51 DEGREES 56' 27" W, 191.31 FEET TO AN IRON PIN SET;
S 50 DEGREES 46' 54" W, 181.42 FEET TO AN IRON PIN SET;
S 56 DEGREES 49' 16" W, 239.54 FEET TO AN IRON PIN SET;
S 55 DEGREES 32' 16" W, 164.46 FEET TO AN IRON PIN SET, THE NORTHWEST CORNER OF PARCEL 034 AND THE NORTHEAST CORNER OF PARCEL 131 (FORMERLY 035);
S 55 DEGREES 49' 02" W, 72.72 FEET TO AN EXISTING IRON PIN AND THE BEGINNING OF A CURVE TO THE RIGHT;
THENCE WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 217.72', A CENTRAL ANGLE OF 37 DEGREES 56' 04", A TANGENT LENGTH OF 74.83' AND A CHORD RUNNING S 74 DEGREES 47' 03" W, 141.530 FEET, A DISTANCE ALONG SAID CURVE OF 144.15 FEET, INTERSECTING THE CENTERLINE OF A TENNESSEE VALLEY AUTHORITY TRANSMISSION LINE AT 47.71', SAID POINT OF INTERSECTION BEING S 46 DEGREES 08' 25" E, 710.73 FEET FROM A STEEL TOWER, TO A POINT OF REVERSE CURVATURE;
THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 256.24', A CENTRAL ANGLE OF 24 DEGREES 45' 58", A TANGENT LENGTH OF 56.26' AND A CHORD RUNNING S 81 DEGREES 22' 05" W, 109.900 FEET, A DISTANCE ALONG SAID CURVE OF 110.76 FEET TO A POINT OF REVERSE CURVATURE;
THENCE WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 390.94', A CENTRAL ANGLE OF 17 DEGREES 20' 28", A TANGENT LENGTH OF 59.62' AND A CHORD RUNNING S 77 DEGREES 39' 20" W, 117.870 FEET, A DISTANCE ALONG SAID CURVE OF 118.32 FEET TO A POINT;
S 86 DEGREES 19' 33" W, 606.84 FEET TO A POINT;

N 88 DEGREES 48' 49" W, 178.35 FEET TO A POINT;
S 88 DEGREES 51' 20" W, 497.46 FEET TO A POINT AND THE BEGINNING OF A CURVE TO THE RIGHT;
THENCE WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 456.70', A CENTRAL ANGLE OF 07 DEGREES 29' 02", A TANGENT LENGTH OF 29.87' AND A CHORD RUNNING N 87 DEGREES 24' 09" W, 59.610 FEET, A DISTANCE ALONG SAID CURVE OF 59.65 FEET TO A POINT;
N 83 DEGREES 39' 37" W, 405.27 FEET TO A POINT;
N 80 DEGREES 16' 00" W, 330.72 FEET TO A POINT;
N 72 DEGREES 19' 23" W, 318.56 FEET TO THE POINT OF BEGINNING.

5186 04/20 0101 03CHECK 942.00

CONTAINING 101.5350 ACRES, MORE OR LESS.

BEING ALL OF THE PROPERTY CONVEYED TO PAUL A. KEESEE BY QUITCLAIM DEED OF RECORD IN BOOK 8276, PAGE 676 AND BY INSTALLMENT DEED OF RECORD IN BOOK 5720, PAGE 105, REGISTER'S OFFICE OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE.

NO TITLE POLICY WAS FURNISHED TO THIS SURVEYOR.
PROPERTY IS SUBJECT TO TEN (10) FEET OF A TWENTY (20) FOOT INGRESS/EGRESS EASEMENT ALONG AN EXISTING PRIVATE ROAD KNOWN AS TONEY CARROLL ROAD, ALONG THE SOUTHERN BOUNDARY OF SUBJECT PROPERTY.
PROPERTY IS SUBJECT TO A FLOWAGE EASEMENT FOR SULPHUR CREEK ALONG OLD HICKORY BOULEVARD.
PROPERTY IS SUBJECT TO A 150 FOOT (NOT VERIFIED) TENNESSEE VALLEY AUTHORITY TRANSMISSION LINE EASEMENT, THE CENTER CONDUCTOR OF SAME BEING LOCATED IN THE ABOVE LEGAL DESCRIPTION, CROSSING THE PROPERTY IN A NORTHWEST /SOUTHEAST DIRECTION.
STRUCTURES OBSERVED ON PROPERTY WERE ONE HOUSE, ONE GARAGE, AND FIVE BARNS/SHEDS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS OR EXCEEDS THE REQUIREMENTS OF A CATEGORY I LAND SURVEY. CLOSURE OF UNADJUSTED FIELD TRAVERSE EXCEEDED 1:144,000.

GEORGE C. GREGORY
PROFESSIONAL LAND SURVEYOR
TENNESSEE REGISTRATION NO. 1331

Paul A. Keesee

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10889 PG 942

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul A. Keesee

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 9th day of April 19 98

Commission expires 11-27-99

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

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

RECEIVED OF _____

FOR _____

BOOK 10889 PG 943

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	
				250000.00
			CON TX	925.00
			PRFEE	1.00
			WDEED	16.00
			TOTAL	942.00
			CHECK	942.00
04/20/98	01	10:07	0001	5186

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0426554
IDENTIFICATION REFERENCE

98 APR 20 AM 10:07

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

No. 1281331