BK 1662 PG 93

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98040140

Mail

OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,000.00

Amy Stewart
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th DAY OF April 1998.

NOTARY PUBLIC

My Commission expires:

BOOK 10925 PG 492

THIS INSTRUMENT PREPARED BY
Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219

NAME	ADDRESS	
NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
LARRY G. STEWART	SAME	(Wm) 32-3.01
(NAME) 136 Rader Drive (ADDRESS)	(NAME) (ADDRESS)	(Da) 187-0-132
Antioch TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

CHARLES JERRY FYKE

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

LARRY G. STEWART AND WIFE, PATRICIA ANN STEWART

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Williamson & Davidson County, Tennessee, described as follows, to wit:

(SEE ATTACHED EXHIBIT "A")

Being the same property conveyed to Charles Jerry Fyke and wife, Dianna Nelle Fyke, of record in Book 958, page 760, Register's Office for Williamson County, Tennessee, and Book 8576, page 469, Register's Office for Davidson County, Tennessee. Dianna Nelle Bobo Fyke conveyed her interest to Charles Jerry Fyke, of record in Book 1662, page 91, Register's Office for Williamson County, TN, and Book 10925 page 490, Register's Office for Davidson County, Tennessee.

THE PROPERTY HEREIN DESCRIBED IS NOT THE PLACE OF RESIDENCE OF THE GRANTOR, HIS SPOUSE OR DEPENDENTS.

unimproved ( )
This is improved ( ) property, known as Fann Road - Nolensville, TN 37135
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 30th day of April, 1998.

Charles Jerry Fyke
CHARLES JERRY FYKE

BK 1662 PG 94

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 10925 PG 493

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named CHARLES JERRY FYKE, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that ~~they~~ he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of April, 1998

My Commission expires:
11/28/98

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

98 MAY 11 AM 11:32

RECEIVED FOR RECORD & RECORDED IN OFFICIAL RECORDS

04361179

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____ as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

05/11 01:01 03CHECK

12-00

EXHIBIT "A"

BK 1662 PG 95

Land lying and being situated in the 17th Civil District of Williamson County, Tennessee, and in the 5th Civil District of Davidson County, Tennessee and being the southerly portion of Tract No. 3 on the Ronald S. Nunn, Trustee Property as shown on an unrecorded survey by Robert E. Francis, Surveyor (License No. 669) dated September 18, 1984 and revised November 20, 1984 and more particularly described according to an unrecorded survey by David Bundren, Surveyor, (License No. 1517) dated October 11, 1989, as follows:

Beginning at an iron pin, being the northwesterly corner of Hoy D. Allen, et ux property of record in Book 585, page 733, Register's Office for Williamson County, Tennessee and being the southwesterly corner of the herein described tract; thence N 4 deg. 51 min. 31 sec. E 343.05 feet to an iron pin; thence with a new line dividing the William A. Brewer, et ux property, S 85 deg. 01 min. 50 sec. E 636.28 feet to an iron pin; thence S 4 deg. 52 min. 39 sec. W 342.10 feet to an iron pin; thence N 85 deg. 07 min. 07 sec. W 636.16 feet to the point of beginning and containing 5.004 acres, more or less.

BOOK 10925 PG 491

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Property taxes for 1998, a lien, but not yet due and payable.

2. Declaration of Restrictive Covenants in instrument of record in Book 504, page 496, Register's Office for Williamson County, Tennessee, and recorded in Book 6436, page 461, Register's Office for Davidson County, Tennessee.

3. Land in Owners Association and Private Roadway Easement for a private roadway 50 feet in width for ingress and egress to Kidd Road contained in instrument of record in Book 504, page 499, Register's Office for Williamson County, Tennessee, and recorded in Book 6436, page 461, Register's Office for Davidson County, Tennessee.

4. First Amendment to Land Owners Association and Private Roadway Easement of record in Book 517, page 940, Register's Office for Williamson County, Tennessee, and recorded in Book 6503, page 842, Register's Office for Davidson County, Tennessee.

5. Overhead Line Easement granted to the Metropolitan Government Electric Power Board (NES) of record in Book 573, page 459, Register's Office for Williamson County, Tennessee, and recorded in Book 6769, page 191, Register's Office for Davidson County, Tennessee.

6. Note: Metropolitan Health Department conditional sewer system letter of record in Book 6892, page 59, Register's Office for Davidson County, Tennessee.

7. Subject to rights of others in the case of 50-foot right-of-way road (Fann Road) running through subject premises.

8. The unrecorded survey by David Bundren, Surveyor (Lic. No. 1517), dated October 11, 1989, shows the following: (1) 100-foot minimum building setback line from easterly and westerly lines of said tract (2) 50-foot minimum building setback line from the southerly and northerly lines of said tract; (3) 10-foot public utility and drainage easement through the easterly portion of said tract; (4) Power pole and line through the easterly portion of said tract; (5) two water meters located on the easterly line of said tract; and (6) a 50-foot right-of-way (Fann Road) easement lying along and adjacent to the easterly line of said tract.

9. No insurance is afforded as to the acreage or square footage contained in the insured property.

Notebook 59 Page 461
State Tax $ 155.40 Clerks Fee $ 1.00,
Recording $ 12.00, Total $ 168.40.
Register of Deeds SADIE WADE
Deputy Register ANGELA WAY

State of Tennessee, County of WILLIAMSON
Received for record the 04 day of
MAY 1998 at 8:01 AM. (REC# 265683)
Recorded in official records
Book 1662 Page 93-95