BOOK 10931 PG 633

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May 19 98

Notary Public

MY COMMISSION EXPIRES: March 23, 2002
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Jean S. Nicholas (NAME)	SAME (NAME)	MAP 7
1108 Snow Avenue (ADDRESS)	(NAME) (ADDRESS)	PARCEL 55
Madison, TN 37115 (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, Bobby Liles

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jean S. Nicholas

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:

Being a parcel of land in the First Precinct of the Tenth Councilmanic District of Davidson County, City of Goodlettsville, Tennessee, and shown as part of Parcel 055 on Davidson County property Map 7 and being described as tract one according to a survey by George C. Gregory, Registered Land Surveyor No. 1331, dated February 28, 1997, and known as project no. 97-103, as follows: BEGINNING at an existing concrete highway monument in the east margin of Baker Station Road, said point of beginning being northerly 195.93 feet, more or less, from the east margin of Springfield Highway (Dickerson Pike) (U.S. Highway 41) as measured along said east margin of Baker Station Road and also being the northwest corner of property conveyed to Viola Krantz, of record in Deed Book 9693, page 763, Register's Office for Davidson County, Tennessee, and shown as Parcel 176 on Davidson County property Map 7, and also being the southwest corner of the parcel being described; thence N 25 degrees 13' 20" W 102.03 feet with said east margin of Baker Station Road, to an existing concrete highway monument; thence N 16 degrees 54' 28" W 215.61 feet continuing with said east margin of Baker Station Road to an iron pin set in survey, the southwest corner of tract two and the northwest corner of the parcel being described; thence N 58 degrees 44' 21" E 514.16 feet to an iron pin set this survey at a point of change of direction in the north line of this parcel being described; thence N 61 degrees 27' 51" E 548.11 feet to an iron pin set this survey at a point of change of direction in the north line of the parcel being described; thence N 42 degrees 42' 37" E 459.80 feet to an iron pin set this survey at a point of change of direction in the north line of the parcel being described; thence S 66 degrees 16' 17" E 736.08 feet to an existing iron pin, a rear corner to Lots 143 and 144 in Fox Chase Meadows Subdivision, the southeast corner of tract two, and also being the northeast corner of the parcel being described; thence S 03 degrees 15' 23" W 359.30 feet with the rear line of Lots

CONTINUED

unimproved ( )
This is improved (X) property, known as 2316 Baker 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 8th day of May 19 98

Bobby Liles

BOOK 10931 PG 634

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 Bobby Liles

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 8th day of May 19 98.

Commission expires March 23, 2002

Notary Public

AARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 _____ 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

144 and 145 to an existing iron pin at the base of a 48" oak tree; thence S 11 degrees 44' 30" E, 73.55 feet with the rear line of Lots 145 and 146 to an existing iron pin (five feet southeast of a small tree and fence corner); thence N 54 degrees 45' 29" W 891.78 feet with the north line of property conveyed to Jeffrey D. West by deed of record in Book 9860, page 552, R.O.D.C., TN for 541.78 feet to an existing iron pin at a fence corner; thence with said Viola Krantz property and more or less with a fence as follows: S 42 degrees 42' 37" W 279.63 feet to a point; S 61 degrees 27' 51" W 300.25 feet to an existing iron pin; S 45 degrees 39' 00" W 102.55 feet to an existing iron pin; S 61 degrees 16' 44" W 240.50 feet to an existing iron pin; S 00 degrees 07' 03" W 62.05 feet to an existing iron pin; S 42 degrees 51' 32" W 483.66 feet to the point of beginning.

Being the same property conveyed to Bobby Liles by Deed of record in Book 10676, page 539, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

BOBBY LILES

0437970
IDENTIF. & REFERENCE

98 MAY 14 AM 10:30
[illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

7354 05/14 0101 03CHECK 357.1

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

RECEIVED OF _____

FOR _____

BOOK 10931 PG 636

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 93000.00
CON TX 344.10
PRFEE 1.00
WDEED 12.00
TOTAL 357.10
CHECK 357.10

05/14/98 01 10:34 0001 7354

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0437970
IDENTIF. # REFERENCE

98 MAY 14 AM 10:29

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1293364