Mail

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

Warranty Deed

BOOK 10972 PG 749

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Alisa J. Wall, et al P. O. Box 136 Goodlettsville, TN 37070-0136	Same as New Owner	Map 7 Parcel 156 Field Book 10D21258

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, RAMONA JONES, a single woman, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents do transfer and convey unto ALISA J. WALL, a single woman, hereinafter referred to as the "GRANTEE", her 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 being described according to a survey by J. Bruce Rainey, Surveyor #823 dated November 18, 1981, and known as Job No. 81-215, as follows:

Beginning at an iron pin set on the southwesterly margin of Dickerson Road (U.S. 41), said point of beginning being the easternmost common corner of this tract and the Ralph T. Coggin land of record in Deed Book 3976, page 735, Register's Office for Davidson County, Tennessee; thence with the southwesterly margin of the said Dickerson Road, North 34 deg. 46' 51" West 361.60 feet to an iron pin; thence continuing with the said margin and a curve to the right having a radius of 3855.00 feet and a long chord of 1264.59 feet, said chord having a bearing of North 25 deg. 20' 26" West, a distance along the curve of 1270.33 feet to an iron pin; thence continuing with the said margin North 15 deg. 54' 01" West 309.72 feet to an iron pin; thence leaving the said margin and with the line of the John Meadors land of record in Deed Book 5405, page 20, Register's Office for Davidson County, Tennessee, South 74 deg. 05' 59" West 54.33 feet to an existing iron pin; thence with the line of the Timothy Hudson land of record in Deed Book 5277, page 279, said Register's Office, and with the center of Mansker Creek as follows: South 25 deg. 28' 51" East 213.46 feet to a point; thence South 13 deg. 08' 36" East 32.74 feet to a point; thence South 15 deg. 54' 02" West 279.88 feet to a point; thence leaving Hudson's line and with the line of K. Sweza land of record in Book 3097, page 334, said Register's Office, and continuing with the said creek South 11 deg. 18' 59" East 409.18 feet to an iron pin; thence leaving the said creek South 58 deg. 26' 27" West 22.81 feet to an iron pin ; thence North 74 deg. 14' 45" West 337.01 feet to a point on a fence; thence with the said fence which lies south of an existing private Road, North 74 deg. 31' 12" West 609.66 feet to an iron pin set in the center of the said existing private Road; thence with the said private Road, the following calls: South 18 deg. 38' 10" West 116.03 feet to a point; thence South 10 deg. 27' 38" East 34.95 feet to a point; thence South 39 deg. 33' 25" East 177.36 feet to a point; thence South 65 deg. 42' 34" East 109.91 feet to a point; thence South 43 deg. 39' 38" East 350.83 feet to a point; thence South 32 deg. 11' 07" East 120.40 feet to a point; thence South 39 deg. 24' 16" East 103.32 feet to a point; thence South 31 deg. 29' 24" East 183.50 feet to a point; thence South 38 deg. 06' 55" East 249.99 feet to a point; thence South 48 deg. 21' 52" East 115.40 feet to a point; thence South 32 deg. 53' 31" East 173.94 feet to a point; thence South 50 deg. 39' 02" East 57.14 feet to a point; thence South 68 deg. 24' 34" East 124.73 feet to a point; thence South 53 deg. 24' 06" East 145.84 feet to a point; thence South 69 deg. 51' 57" East 59.53 feet to an iron pin set on the northerly margin of Baker Station Road; thence with the margin of the said Road North 87 deg. 27' 34" East 296.30 feet to an iron pin; thence leaving

RECORDERS MEMO
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the margin of the said Road North 12 deg. 32' 11" East 454.78 feet to the point of beginning containing 30.97 acres more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING PROPERTY:

PARCEL 1

Beginning at a point 60.82 feet left of centerline station 220+75 of proposed S.R. 11 (U.S. 41); thence southwestwardly 54.18 feet to a point 115 feet left of said proposed S.R. 11 (U.S. 41) at station 220+75; thence north 24 deg. 51' 12" West 384.23 feet to a point; thence North 37 deg. 10' 52" East 48.79 feet to a point; thence southeastwardly with the existing margin of S.R. 11 (U.S. 41) 408 feet, more or less to the point of beginning.

PARCEL 2

Beginning at a point 92.44 feet left of the proposed center of S.R. 11 (U.S. 41) at station 228+98.09; thence South 71 deg. 35' 31" West 45.16 feet to a point; thence North 42 deg. 19' East 36 feet, more or less to a point; thence North 27 deg. 57' 29" West 143 feet, more or less, to a point; thence North 45 deg. 08' 17" East 38.71 feet to a point; thence southeastwardly with the existing margin of S.R. 11 (U.S. 41) 53 feet, more or less, to a point; thence southwestwardly 10 feet, more or less to a point; thence southeastwardly 123 feet, more or less to the point of beginning.

Being the same property conveyed to the State of Tennessee by deed from Chester R. Burns and wife, Ann Christine Burns, of record at Book 6166, page 152, Register's Office for Davidson County, Tennessee.

THE PROPERTY HEREIN CONVEYED IS SUBJECT TO AN EASEMENT of record in Book 7831, page 662, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ronny G. Wall and wife, Alisa J. Wall, and Louis M. Jones and wife, Ramona Jones, by deed from Chester R. Burns of record in Book 9534, page 794, Register's Office for Davidson County, Tennessee. The said Louis M. Jones died on February 19, 1998, at which time his interest in the said property became vested in his widow, Ramona Jones, as surviving tenant by the entirety. And, the said Ronny G. Wall and Alisa J. Wall were divorced by Final Decree on November 19, 1997 entered in the Second Circuit Court for Davidson County, Tennessee in the case of *Alisa Jones Wall v. Ronny Gene Wall, Docket No. 97D-2406*, and by the terms of a Marital Dissolution Agreement executed by the said parties all right, title or interest in and to the real property above described was divested out of Alisa Jones Wall and vested in Ronny Gene Wall, to be his absolutely.

By this conveyance, the property, as described herein, is owned by Ronny G. Wall and Alisa J. Wall as tenants in common, each owning a one-half (1/2) undivided interest.

The property description contained in this deed is the same as that contained in the previous Deed of Record.

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 the GRANTOR does covenant with the said GRANTEE, that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrant that the same is unencumbered, except as appears of record.

And the GRANTOR does further covenant and bind herself, her heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on day and date last acknowledged below.

"GRANTOR"

Ramona Jones

RAMONA JONES

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAMONA JONES, a single woman, 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, at office, this the 1st day of June, 1998.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
My Comm. Expires Aug. 29, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $55,000.00.

Affiant

Sworn to and subscribed before me, this the 1st day of June, 1998.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
My Comm. Expires Aug. 29, 2001

0449103

IDENTIFICATION REFERENCE

98 JUN 11 AM 10:29

[illegible] REGISTER
DAVIDSON COUNTY, TN.

9220 06/11 0101 03CHECK 216.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

RBOOK 10972 PG 752

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 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 12.00
TOTAL 216.50
CHECK 216.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/11/98 01 10:30 0001 9220

0449103
IDENTIF. # REFERENCE
98 JUN 11 AM 10:29
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1305100