BOOK 11013 PAGE 818

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IDENTIF. ▲ REFERENCE

98 JUL -9 AM 11:26

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

This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 N. Mt. Juliet Road
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:
KARL RAY MONTGOMERY, JR.
1866 Bakers Grove Road
Hermitage, TN 37076

SEND TAX BILLS:
To New Owner

MORTGAGEE:
NationsBank of Tennessee, N.A.
One NationsBank Plaza
Nashville, Tennessee 37239

MAP AND PARCEL:
Map 123

Parcels 59 and 80

WARRANTY DEED

1397 07/09 0101 03CHECK 1433.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, ***JAMES K. BLAND, EDWIN WILTON BLAND, LYNN BLAND RAGLAND, ANN BLAND HARPER, KATHY BLAND BLAIR, LUCILLE BLAND SPICKARD, GARY W. TOWNS, PAUL TOWNS, SUE TOWNS ARMSTRONG, and ROBERT L. BASS, Executor of the Estate of SUE P. McMENAWAY, Deceased***, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ***KARL RAY MONTGOMERY, JR.*** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

****See Attached Legal Description Exhibit****

This is improved property known as 1866 Bakers Grove Road, Hermitage, Tennessee 37076, containing 42.42 acres, more or less.

This conveyance is made subject to all zoning ordinances, health department rules, and restrictions and easements of record, or which a visual inspection or accurate survey of the property would reveal. This conveyance is further made subject to the rise, fall and meanders of the Percy Priest Lake. This is a sale by the tract, and not by the acre. Property taxes for 1998 have been prorated and will be paid by Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said KARL RAY MONTGOMERY, JR. his heirs and assigns, forever; and we, the Grantors, do covenant with the said Grantee 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 1st day of July, 1998.

James K. Bland
JAMES K. BLAND

Edwin Wilton Bland
EDWIN WILTON BLAND

Lynn Bland Ragland
LYNN BLAND RAGLAND

Ann Bland Harper
ANN BLAND HARPER

Kathy Bland Blair
KATHY BLAND BLAIR

Lucille Bland Spickard
by Judith C. Mallery Atty-in-fact
LUCILLE BLAND SPICKARD

Gary W. Towns by
Phyllis Ann Towns atty in fact
GARY W. TOWNS

Paul Towns
PAUL TOWNS

Sue Towns Armstrong
SUE TOWNS ARMSTRONG

Robert L. Bass, Executor
ROBERT L. BASS, Executor

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this the 1st day of July, 1998, in Mt. Juliet, Tennessee, before me personally appeared Judith C. Mallory, to me know to the person who executed the foregoing Warranty Deed on behalf of Martha Lucille Bland Spickard (a/k/a Lucille Bland Spickard), for the purposes therein contained, and who acknowledged that she executed the same as the free act and deed of Martha Lucille Bland Spickard (a/k/a Lucille Bland Spickard), signing her name as Attorney-In-Fact,

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: January 30, 2001

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this the 6th day of July, 1998, in Mt. Juliet, Tennessee, before me personally appeared Phyllis Ann Towns, to me know to the person who executed the foregoing Warranty Deed on behalf of Gary Wayne Towns (a/k/a Gary W. Towns), for the purposes therein contained, and who acknowledged that she executed the same as the free act and deed of Gary Wayne Towns (a/k/a Gary W. Towns), signing her name as Attorney-In-Fact.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: January 30, 2001

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STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named ***JAMES K. BLAND, EDWIN WILTON BLAND, LYNN BLAND RAGLAND, ANN BLAND HARPER, KATHY BLAND BLAIR, LUCILLE BLAND SPICKARD, GARY W. TOWNS, PAUL TOWNS, SUE TOWNS ARMSTRONG, and ROBERT L. BASS, Executor of the Estate of SUE P. McMENAWAY, Deceased***, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 1st day of July, 1998.

Patricia M. Swin
NOTARY PUBLIC

My Commission Expires: January 30, 2001

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 380,000.00

Amy S Coulter
AFFIANT

Subscribed and sworn to before me
this the 1st day of June, 1998.

Patricia M. Swin
NOTARY PUBLIC
My Commission Expires: January 30, 2001

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LEGAL DESCRIPTION EXHIBIT

-to-

WARRANTY DEED

McMENAWAY HEIRS -to- MONTGOMERY

A tract or parcel of land situated and lying in the 4th Civil District of Davidson County, Tennessee, the same containing by estimation 42.42 acres, more or less; and being shown as Parcel 50 (20.56 acres) and Parcel 80 (21.86 acres) on Tax Map 123 in the Offices of the Assessor of Property for the Metropolitan Government of Nashville-Davidson County, Tennessee.

Said tract or parcel of land contains 42.42 acres, more or less, and is bounded generally as follows: on the north by the U. S. Army Corps of Engineers Property; on the west by U. S. Army Corps of Engineers; on the southwest by Ray (Book 5752, page 353, and by Barnes (Book 7150, page 58); on the south by Bakers Grove Road, on which it fronts approximately 30.40 feet; on the southeast by Parecls 81, 52, and 82 of Tax Map 123; and on the east by Parcel 34 of Tax Map 123, and by the U. S. Army Corps of Engineers.

The said 42.42 acre tract is conveyed herein as a single parcel, because Tax Parcel 50 has no separate road frontage. Further, the said 42.42 acre tract or parcel of land is derived from multiple sources and tracts, which original tracts are more particularly described as follows:

Source Tract 1: Beginning at an iron pin in the easterly margin of the property of H. W. McMenaway and wife adjacent to their private drive, being the northwesterly corner of this tract, and being a corner in the property of McMenaway, and running thence South 84 degrees 49 minutes 03 seconds East 1471.52 feet to an iron pin in the property line of Lovell; thence South 5 degrees 49 minutes 21 seconds West 874.81 feet to the common corner between this tract, the property of U. S. Government, and other property already owned by Lonnie J. Hunter and wife; thence North 59 degrees 39 minutes 22 seconds West 1118.08 feet to an iron pin; thence South 14 degrees 38 minutes 57 seconds West 305.90 feet to an iron pin; thence North 66 degrees 07 minutes 30 seconds West 399.48 feet to an iron pin; thence North 74 degrees 30 minutes West 30.40 feet to an iron pin on the easterly side of and adjacent to the aforesaid private drive; thence North 6 degrees 04 minutes 44 seconds East 563.11 feet to the point of beginning, containing 21.611 acres, more or less, according to survey by Cummings & Binkley, Inc., dated August 10, 1976.

Being the same property conveyed to H. W. McMenaway and wife, Sue P. McMenaway by deed dated September 9, 1976, from Lonnie J. Hunter and wife, Charlene E. Hunter, of record in Book 5067, page 56, Register's Office for Davidson County, Tennessee.

Source Tract 2: A tract of land in the 4th Civil District of Davidson County, Tennessee, and described according to a copy of a survey made March 15, 1955, by John M. Sullivan, County Surveyor, as follows:

Beginning at a point in the center line of Baker's Grove Road opposite a fence being Parham's southwest corner; thence with Parham's line along a fence North 4 degrees 30 minutes East 842 feet to a point in H. W. McMenaway and wife, formerly Steele's line; thence with their line along a fence North 85 deg. 42 min. West 555 feet to a point; thence leaving their line and running along the fence as follows: South 7 deg. 49 min. West 218 feet; South 75 deg. 47 min. East 119 feet; thence South 14 deg. 13 min. West 575 feet to the center line of Baker's Grove Road; thence with the center line of the same as follows: South 74 deg. 19 min. East 284.8 feet to a point; South 86 deg. 39 min. East 80 feet; North 86 deg. 21 min. East 190 feet to the point of beginning, containing 10 acres, more or less.

Being the same property conveyed to H. W. McMenaway and wife, Sue McMenaway by deed dated March 25, 1955, from Dayton M. Smith and wife, Opal D. Smith, of record in Book 2393, page 118, Register's Office for Davidson County, Tennessee.

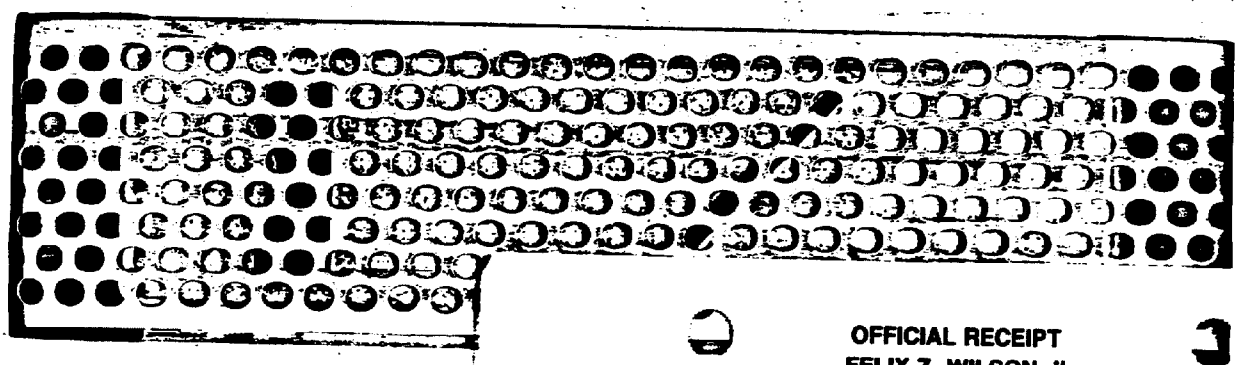
Source Tract 3: All those tracts or parcels of land devised by Eva Steele unto Sue Phillips McMenaway by Last Will and Testament dated June 22, 1948, which instrument was admitted to probate on September 1, 1963, and which instrument is filed for record in Will Book 66, page 445, Office of the Probate Clerk for Davidson County, Tennessee. Eva Steele's source of title is combined in those certain deeds of conveyance of record in Book 840, page 826; and in Book 846, page 95; and in Book 1629, page 197, Register's Office for Davidson County, Tennessee.

INCLUDED IN ONE OR MORE OF THE FOREGOING SOURCE TRACTS, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE, are certain tracts or parcels heretofore conveyed away by H. W. McMenaway et ux, or others, described as follows:

Excluded Parcel 1: A tract or parcel of land containing 5.89 acres, more or less, conveyed by H. W. McMenaway and wife, to Steve Barnes, by instrument of record in Book 7150, page 58, Register's Office for Davidson County, Tennessee, and shown on the Tax Maps of the Assessor of Property for Davidson County, Tennessee, as Parcel 93 on Tax Map 123.

Excluded Parcel 2: A tract of land designated as Tract No. 445 in the J. Percy Priest Dam and Reservoir Project, containing 299.50 acres, more or less, and described in that certain Judgement on Declaration of Taking dated June 24, 1966, and filed for record in Book 4031, page 28, Register's Office for Davidson County, Tennessee.

The said H. W. McMenaway has since died, survived only by his wife, Sue Phillips McMenaway. Sue Phillips McMenaway, being one and the same person as Sue P. McMenaway, died testate on May 2, 1996, leaving a Last Will and Testament dated March 29, 1977, and a codicil dated October 23, 1981, and a codicil dated November 3, 1981, all of which were admitted to probate on July 3, 1996, under Docket Number 96P-1090, in the Office for the Probate Clerk for Davidson County, Tennessee. The undersigned are all of the devisees of the said Sue Phillips McMenaway, and the Executor of her Estate.



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

RECEIVED OF _____

FOR _____

BOOK 11013 PAGE 825

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 380000.00
CON TX 1406.00
PRFEE 1.00
TDEED 24.00
ERR CO
TDEED 24.00-
MDEED 24.00
BANK 2.00
TOTAL 1433.00
CHECK 1433.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

07/09/98 01 11:27 0001 1397

0460461
IDENTIF. ← REFERENCE

98 JUL -9 AM 11:26

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1317121