# WARRANTY DEED

BOOK 11051 PAGE 903

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 49,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
3rd DAY OF August, 19 98

Notary Public
My Exp. 05/27/2001

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC GREGORY HARDIN DAVIDSON COUNTY, TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Wyatt A. Rampy (NAME) | SAME (NAME) | MAP 154 |
| 1436 Aaronwood Drive (ADDRESS) | (ADDRESS) | PARCEL 282 |
| Old Hickory, TN 37138 (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, Richard T. Story and wife, Cindy H. Story

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wyatt A. Rampy and wife, Wendy L. Rampy

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:

TRACT 1:
Land in the 2nd Civil District of Davidson County, Tennessee described according to a survey by J. Bruce Rainey, Surveyor, # 823, dated July 25, 1995, known as Job # 950094, and being more particularly described as follows:

Beginning at an iron pin set on the northwesterly margin of a private 50-foot joint use ingress, egress and public utility easement, said point of beginning being the southern most corner of the heren described tract, said point of beginning also being in the easterly line of the Pinkerton Cemetery; thence leaving with the line of the Pinkerton Cemetery in part and then with the line of the Belton Gibson property of record in Book 5324, page 572, Register of Davidson County, Tennessee; north 15 deg. 33' 54" west 664.13 feet to an iron pin; thence with the northerly line of the Freddy L. Judd property of record in Book 4945, page 299, said Register's Office; north 89 deg. 29' 03" west 154.50 feet to an iron pin; thence leaving Judd's line north 00 deg. 50' 09" east 376.82 feet to an iron pin in the center line of a 50-foot joint use ingress, egress and public utility easement; thence with the center line of said 50-foot joint use ingress, egress and public utility easement the following calls: north 81 deg, 2' 28" east 251.72 feet to an iron pin; thence south 85 deg. 51' 11" east 144.94 feet to an iron pin; thence south 73 deg. 19' 29" east passing the center of another 50-foot joint use ingress,

CONTINUED

unimproved ( X )
This is improved ( ) property, known as 8706 Poplar Creek Road, Nashville, Tennessee 37221
(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 our hand s this 3rd day of August 19 98

Richard T. Story

Richard T. Story

Cindy H. Story

Cindy H. Story

BOOK 11051 PAGE 904

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 Richard T. Story and wife, Cindy H. Story

the bargainor s with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of August, 19 98.

Commission expires Exp. 05/27/2001

GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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



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98 AUG -4 PM 3:58
DAVIDSON COUNTY TN.

2536 08/04 0101 03CHECK 196.3

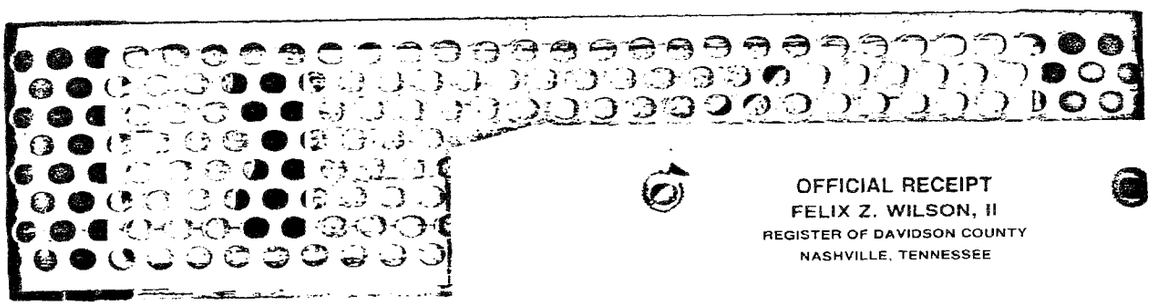
LEGAL DESCRIPTION CONTINUATION

egress and public utility easement at approximately 81 feet and all 106.57 feet to an iron pin which is in the line of Lot 1 of the Taylor Subdivision of record in Book 5060, page 24, said Register's Office; thence with the westerly line of said Lot 1 of Taylor Subdivision and with the easterly line of the said 50-foot joint use ingress, egress and public utility easement, the following four calls: south 01 deg. 15' 52" east 305.30 feet to an iron pin; thence south 13 deg. 13' 53" west 428.70 feet to an iron pin; thence south 14 deg. 15' 15" west 246.60 feet to an iron pin; thence south 16 deg. 15' 52" west 56.80 feet to the point of beginning.

Included in the above described tract is a joint use 50-foot ingress, egress public utility easement running along the easterly line of this Tract 1, also there is an additional 50-foot ingress, egress and public utility easement, the center line of which is the northerly line of this Tract 1. Additionally, there is reserved a 15-foot public utility easement west of and south of the above described 50-foot joint use ingress, egress and public utility easement. There is also reserved a slope easement along the 50-foot joint use ingress, egress and public utility eaement as required to construct a roadway within said easement. There is an additional 35' X 50' private water line easement located immediately north of an existing fire hydrant located on this Tract 1 for the express purpose of installing private water meters to serve all twenty one additional tracts in this project.

Being the same property conveyed to Richard T. Story and wife, Cindy H. Story by deed from Lloyd Franklin Greene, unmarried, of record in Book 9778, page 249, said Register's Office.

This conveyance is subject to (a) 1998 real property taxes which have been prorated and assumed by the grantee(s); (b) easements of record in Book 5461, page 731, Book 10472, page 36, (re-recorded in Book 10525, page 217) and Book 9778, page 249, said Register's Office; and (c) restrictive covenants of record in Book 9778, page 249, Book 9763, page 737 and Book 9768, page 264, said Register's Office.



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

RECEIVED OF _____

FOR _____

BOOK 11051 PAGE 966

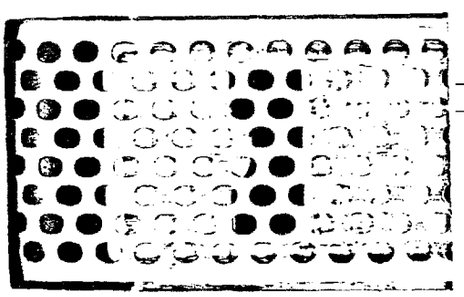
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARR..NTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 49000.00
CON TX 181.30
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 196.30
CHECK 196.30

08/04/98 01 15:59 0001 2536

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0470884
IDENTIFICATION REFERENCE

98 AUG -4 PM 3:58
REGISTER
DAVIDSON COUNTY, TN.

No. 1328133