Bk 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 250,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF August 19 98

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BOOK 11117 PAGE 955

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires February 5, 2000

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Davis H. Carr	FT Mortgage Companies dba First	156-70
(NAME)	(NAME)	
7740 Old Harding Pike	P.O. Box 146	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Memphis, Tennessee 38101	
(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, James Withers, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Davis H. Carr

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:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to James Withers, unmarried, by deed from from Donna S. Turek, unmarried, which deed is being recorded in the Register's Office for Davidson County, Tennessee, simultaneously herewith.

This conveyance is subject to the following: Taxes for the year 1998 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; restrictions of record in Book 7316, page 516; Easements of record in Book 6634, page 652 and Book 6613, page 533; all of record in the Register's Office for Davidson County, Tennessee.

James Withers and James E. Withers are one and the same person.

0489388
IDENTIF. ↑ REFERENCE

98 SEP 18 PM 1:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

2431 09/18 0101 03CHECK 967.75

unimproved ( )
This is improved (X) property, known as 7740 Old Harding Pike, Nashville, TN 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 my hand this 25th day of August 19 98

James E. Withers

James Withers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Withers, unmarried

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 Brentwood, Tennessee, this 25th day of August, 19 98.

Commission expires _____

CAROL T. BAKER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires October 9, 2000

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

WARRANTY DEED

FROM

James Withers

TO

Davis H. Carr

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

CONT'D NEXT PAGE

EXHIBIT "A"

DEED DESCRIPTION
FUTURE DEVELOPMENT- TOWNE HILL SUBDIVISION
W & A FILE NO.: 458-0197

PROPERTY LOCATED IN THE 35TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING PARCEL NUMBER 70 ON DAVIDSON COUNTY PROPERTY MAP 156 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY OF OLD HARDING PIKE, BEING THE SOUTHEAST CORNER OF PROPOSED LOT 1 OF TOWNE HILL SUBDIVISION; THENCE, FOLLOWING SAID RIGHT-OF-WAY SOUTH 04 DEGREES 50 MINUTES 34 SECONDS EAST 172.41 FEET TO AN IRON ROD AT THE END OF A ROCK WALL, BEING THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO ALBERT J. KREITNER AS OF RECORD IN DEED BOOK 8686, PAGE 74, REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE; THENCE, LEAVING SAID RIGHT-OF-WAY AND FOLLOWING THE NORTHERLY BOUNDARY OF SAID KREITNER PROPERTY SOUTH 88 DEGREES 46 MINUTES 14 SECONDS WEST 575.04 FEET TO AN IRON ROD IN A FENCE CORNER, BEING THE SOUTHEAST CORNER OF POPLAR CREEK ESTATES – SECTION ONE AS OF RECORD IN PLAT BOOK 6250, PAGE 647, REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE; THENCE, FOLLOWING SAID POPLAR CREEK ESTATES EASTERLY BOUNDARY NORTH 13 DEGREES 27 MINUTES 76 SECONDS EAST 289.36 FEET TO A CONCRETE MONUMENT (OLD); THENCE, SOUTH 89 DEGREES 59 MINUTES 52 SECONDS EAST 254.32 FEET TO A POINT; THENCE, NORTH 88 DEGREES 57 MINUTES 51 SECONDS EAST 184.02 FEET TO A POINT; THENCE, SOUTH 86 DEGREES 50 MINUTES 28 SECONDS EAST 30.99 FEET TO A POINT, BEING THE NORTHWEST CORNER OF THE AFOREMENTIONED PROPOSED LOT 1; THENCE, FOLLOWING THE WESTERLY BOUNDARY OF SAID LOT 1 SOUTH 04 DEGREES 50 MINUTES 34 SECONDS WEST 111.91 FEET TO A POINT; THENCE, FOLLOWING THE SOUTHERLY BOUNDARY OF SAID LOT 1 NORTH 85 DEGREES 09 MINUTES 26 SECONDS EAST 149.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 149,481 SQUARE FEET OR 3.43 ACRES.

ALSO INCLUDING IN THIS CONVEYANCE IS AN INGRESS/EGRESS ACCESS EASEMENT ACROSS THE FUTURE DEVELOPMENT PROPERTY FOR THE USE AND BENEFIT OF PROPOSED LOT 1, BEING 35 FEET WIDE ANDS PARALLEL TO THE SOUTHERLY BOUNDARY OF SAID LOT 1 AND EXTENDING 100 FEET FROM THE WESTERLY RIGHT-OF-WAY OF OLD HARDING PIKE.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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

RECEIVED OF _____

FOR _____

Book 11117 Page 957-A

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	
	257500.00
CON TX	952.75
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	967.75
CHECK	967.75

09/18/98 01 13:08 0001 2431

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0489388
IDENTIF. # REFERENCE

98 SEP 18 PM 1:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1347797