BOOK 11148 PAGE 269

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Malea M. Wilson-Cox
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF October, 19 98

Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Malea M. Wilson-Cox	The Mortgage Store, LLC	MAP 48
(NAME)	(NAME)	
4762 Eatons Creek Road	357 Riverside Drive #99	PARCEL 50
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Franklin, Tennessee 37064	
(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, Lula Mai Holt , Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Malea M. Wilson-Cox

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 TRACT OF LAND, LYING IN THE 1ST COUCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING PARCEL 50 OF TAX MAP 48, THE SAID TRACT BEING RECORDED IN BOOK 1427, PAGE 545, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A IRON PIN SET IN THE EASTERLY RIGHT OF WAY LINE OF EATONS CREEK ROAD, THE SAID PIN BEING THE NORTHWEST CORNER OF THE WAYNE I. AND SHEILA A. HAYES PROPERTY, AS OF RECORD IN BOOK 9568, PAGE 237, R.O.D.C., TN;

THENCE, WITH THE SAID RIGHT OF WAY LINE, NORTH 23 DEG 47 MIN 25 SEC WEST, 97.58 FEET TO AN IRON PIN SET;

THENCE, CONTINUING WITH THE SAID RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, THE SAID CURVE HAVING A RADIUS OF 975 FEET, A CHORD DISTANCE OF 104.79 FEET, A CHORD BEARING OF NORTH 20 DEG 42 MIN 35 SEC WEST, A DELTA ANGLE OF 06 DEG 09 MIN 39 SEC, FOR AN ARC LENGTH OF 104.84 FEET TO AN IRON PIN SET, THE SAID PIN BEING THE SOUTHWEST CORNER OF THE WARREN L. BOLIN, SR., ETUX PROPERTY, AS OF RECORD IN BOOK 4291, PAGE 845, R.O.D.C., TN,;

THENCE, WITH THE SAID BOLIN PROPERTY, WITH THE MEANDERS OF AN OLD WIRE FRENCE, THE FOLLOWING BEARINGS AND DISTANCES:

THENCE, SOUTH 83 DEG 48 MIN 50 SEC EAST, 102.18 FEET TO A POINT; THENCE, SOUTH 82 DEG 07 MIN 49 SEC EAST, 160.50 FEET TO A POINT; THENCE, SOUTH 81 DEG 26 MIN

CONTINUED

unimproved ( )
This is improved (X) property, known as 4762 Eatons Creek Road, Nashville, TN 37218
(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 5th day of October, 19 98

Lula Mai Holt
By: Lula Mai Holt
Fran Johnston, Attorney-in-fact
Fran Johnston

52 SEC EAST, 552.63 FEET TO A FENCE CORNER POST, PASSING AN IRON PIN, THE SAID PIN BEING A CORNER COMMON WITH THE JOHN I. TUCKER, ETUX PROPERTY, AS OF RECORD IN BOOK 10790, PAGE 677, R.O.D.C., TN.;

THENCE, WITH THE SAID TUCKER PROPERTY, SOUTH 37 DEG 32 MIN 25 SEC EAST, 13.28 FEET TO A FENCE CORNER POST, THE SAID POST BEING A CORNER COMMON WITH THE EARL C., JR. AND ETHEL RUTH DOWNEY, TRS PROPERTY, AS OF RECORD IN BOOK 10199, PAGE 354, R.O.D.C., TN.;

THENCE, WITH THE SAID DOWNEY PROPERTY, SOUTH 12 DEG 20 MIN 22 SEC EAST, 148.81 FEET TO AN IRON PIN FOUND, THE SAID PIN BEING THE NORTHEAST CORNER OF THE SAID HAYES PROPERTY;

THENCE, WITH THE SAID HAYES PROPERTY, WITH THE MEANDERS OF AN OLD WIRE FENCE, THE FOLLOWING BEARINGS AND DISTANCES;

THENCE, NORTH 83 DEG 31 MIN 09 SEC WEST, 153.67 FEET TO A POINT; THENCE, SOUTH 82 DEG 03 MIN 01 SEC WEST, 52.41 FEET TO A POINT; THENCE, NORTH 75 DEG 03 MIN

14 SEC WEST, 137.61 FEET TO A POINT; THENCE, NORTH 77 DEG 39 MIN 30 SEC WEST, 124.29 TO A POINT;THENCE NORTH 76 DEG. 20 MIN.26 SEC. WEST, 74.82 FEET TO A POINT; THENCE, NORTH 81 DEG 08 MIN 29 SEC WEST, 46.71 FEET TO A POINT; THENCE, SOUTH 86 DEG 34 MIN 56 SEC WEST, 105.98 FEET TO A POINT; THENCE, SOUTH 85 DEG 26 MIN 25 SEC WEST, 87.17 FEET TO THE POINT OF BEGINNING.

CONTAINING: 123,979 SQUARE FEET, OR 2.846 ACRES, MORE OR LESS

Being part of the same property conveyed to Sharber E. Coleman And wife, Lula Mai Coleman by deed from John C. Roesch and wife, Martha Smith Roesch, of record in Book 1427, Page 545, Register's Office for said County. The said Sharber E. Coleman having since died. The said Lula Mai Coleman is now Lula Mai Holt.

Fran Johnston executes this instrument as Attorney-in-Fact on behalf of Lula Mai Holt pursuant to Durable Power-of-Attorney recorded simultaneously herewith.

Lula Mai Holt by Fran Johnston

Lula Mai Holt
By Fran Johnston, Attorney-in-fact

0497568
IDENTIF. & REFERENCE

98 OCT -7 PM 2:57
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

1078 10/07 0101 03CHECK 218.50

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____ the bargainor_____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 199__.

My Commission Expires:_____ _____
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, a corporation, and that _____ as such _____ and _____ being authorized to do so, 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 _____, Tennessee on this the _____ day of _____, 199__.

My Commission Expires: _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of October, 1998, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Fran Johnston to me known to be the person who executed the foregoing instrument in behalf of Lula Mai Holt, and acknowledged that she executed the same as the free act and deed of the said Lula Mai Holt.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 5th day of October, 1998.

My Commission Expires: 11-27-99

NOTARY PUBLIC STATE OF TENNESSEE

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11148 PAGE 272

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
CFEE	2.00
TOTAL	218.50
CHECK	218.50

10/07/98 01 14:58 0001 1078

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0497568
IDENTIF. # REFERENCE

98 OCT -7 PM 2:57

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1356332