WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,236.76

William E. Kantz Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November 19 98

Notary Public

MY COMMISSION EXPIRES: 9-11-2001
(AFFIX SEAL)

RUSSELL JOHN MCCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Avenue, Suite 201, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen P. Nestor	2542 Old Highway 431 South	PART OF MAP 89
(NAME)	(NAME)	
10.28 acres River Road		00-0 007.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee	Springfield TN 37172	
(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, William E. Kantz, Jr., an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen P. Nestor and wife, Nicole L. Nestor

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 parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the westerly margin of River Road being Lot No. 13 of Map A of record in Book 11001, page 985, as modified herein below:

Beginning at an iron pin set in the westerly margin of River Road, said pin being northerly 441.75 feet along said margin from the common corner with John Heath, Jr. of record in Deed Book 1678, page 217, R.O.D.C.;

Thence, with said margin and a curve concave to the east having a central angle of 15 degrees 15' 55" a radius of 1175.92 feet and a chord of S 00 degrees 01'26"E, 312.37 feet for an arc length of 313.30 feet to a point;

Thence, N 82 degrees 20' 37" E, 5.00 feet to a point;

Thence, S 07 degrees 39' 24" E, 110.41 feet to a point;

Thence, with a curve concave to the west having a central angle of 01 degrees 27'50", a radius of 691.20 feet and a chord of S 06 degrees 55' 29" E, 17.66 feet for an arc length of 17.66 feet to a point;

CONTINUED

unimproved ( )
This is improved (X) property, known as 10.28 acres River Road, Nashville, Tennessee
(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 20th day of November 19 98

William E. Kantz, Jr.

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 William E. Kantz, Jr., an unmarried person

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 Franklin, Tennessee, this 20th day of November 19 98.

Commission expires 9-11-2001

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 _____ 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

LEGAL DESCRIPTION CONTINUATION

Thence, leaving River Road with Lot No. 12, N 81 degrees 48'13"W, 1027.32 feet to an iron pin set;

Thence, with Lot No. 12, N 15 degrees 35' 47"W, 251.98 feet to an iron pin set;

Thence, with Lot No. 11, N 19 degrees 33' 54" E, 204.51 feet to an iron pin at the southwest corner of Lot No. 14;

Thence, with Lot No. 14, S 81 degrees 48' 13" E, 1004.45 feet to the point of beginning, containing 447,503 square feet or 10.27 acres, more or less according to a survey made by Crawford Land Surveyors, P.C. dated November 17, 1998.

Being a portion of the same property conveyed to William E. Kantz, Jr. by warranty deed from Lola K. Dale of record in Book 10994, page 495, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

All matters appearing of record in the Register's Office for Davidson County, Tennessee.

05 17509
IDENTIF. & REFERENCE

98 NOV 30 AM 10:28
[illegible] REGISTER
DAVIDSON COUNTY, TN.

2293 11/30 0101 03CHECK 359.68

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11223 PAGE 487

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	94236.76
CON TX	348.68
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	359.68
CHECK	359.68

11/30/98 01 10:29 0001 2293

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05I7509

IDENTIF. ↑ REFERENCE

98 NOV 30 AM 10:29

W.L. GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1377330