47

BOOK 11257 PAGE 430

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF December 19 98

Notary Public

MY COMMISSION EXPIRES: 3/23/02
(AFFIX SEAL)

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
I.S.A., Inc. (NAME)	SAME AS NEW OWNER (NAME)	MAP 70
3763 Westport Drive (ADDRESS)	(ADDRESS)	PARCELS 1 AND 2
Nashville, TN 37218 (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, Susie Louise Maybery Smith and husband, Allen Winston Smith, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO I.S.A., Inc.

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 I:

Land in the 13th Civil District of Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of West Hamilton Road at the southwest corner of the property conveyed to Vera Trauernicht Mayberry and husband, by deed from Fred J. Trauernicht and wife, of record in Book 1344, page 383, Register's Office for Davidson County, Tennessee; thence with the western boundary line of said Mayberry's property and the western boundary line of the property conveyed to Vera Trauernicht Mayberry by deed from Fred J. Trauernicht and wife, of record in Book 2026, page 213, Register's Office for Davidson County, Tennessee, north 39 degrees 30' west 180 feet to the northwest corner of the property of record in Book 2026, page 213; thence with the northern boundary line of said property north 46 degreess 30' east 299 feet; thence 39 degrees 30' west 116.5 feet; thence north 49 degrees 30' west 600 feet to a stake in the east margin of an old abandoned road; thence along the easterly margin of said old abandoned road south 6 degrees east 780 feet to a point; thence continuing along the easterly margin of said old abandoned road south 33 degrees east 275 feet to the northerly margin of said West Hamilton Road; thence with same north 46 degrees 30' east 264 feet to the beginning.

Being the same property conveyed to John W. Mayberry and wife, Vera T. Mayberry by deed from Fred J. Trauernicht, a widower, of record in Book 2486, Page 155, Register's Office for Davidson County, Tennessee. The said

CONTINUED

unimproved (X)
This is improved ( ) property, known as 3318 West Hamilton Road, Nashville, TN
(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 15th day of December 19 98

Susie Louise Maybery Smith

Allen Winston Smith, Jr.

LEGAL DESCRIPTION CONTINUATION

Vera T. Mayberry having since died.

TRACT II:

LAND in the 13th, formerly the 25th, Civil District of Davidson County, Tennessee, described according to a survey made by Geo. W. Watkins, Surveyor, October 12, 1951, as follows:

Beginning at a point on the northerly margin of West Hamilton Road at the southeast corner of the property conveyed to Vera Trauernicht Mayberry and husband by deed from Fred J. Trauernicht and wife, of record in Book 1344, page 383, Register's Office for Davidson County, Tennessee; thence with the eastern boundary line of said Mayberry property, north 39 degrees 30' west 160 feet to Mayberry's northeast corner; thence with the northern boundary line of said Mayberry property, south 46 degrees 30' west 100 feet; thence north 39 degrees 30' west 20 feet; thence north 46 degrees 30' east 299 feet to a point in the western boundary of the property conveyed to the City of Nashville, said property being called the Juvenile Court Farm; thence with said line, south 39 degrees 30' east 180.5 feet to the northerly margin of said West Hamilton Road; thence with the northerly margin of said Road, south 46 degrees 30' west 198 feet to the beginning.

Being the same property conveyed to Vera Trauernicht Mayberry by Deed from Fred J. Trauernicht and wife, Nettie A. Trauernicht of record in Book 2026, Page 213, Register's Office for Davidson County, Tennessee. The said Vera Trauernicht Mayberry having predeceased John W. Maybery. By Last Will and Testament of John W. Maybery in Will Book 144, Page 124 Probate Court of Davidson County, Tennessee property was devised to Susie Louise Mayberry Smith.

Allen Winston Smith, Jr. joins in this conveyance to relinquish any and all right, especially marital rights, which he may have in said property by virtue of his marriage to Susie Louise Mayberry Smith.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING UNSATISFACTORY IN THIS DOCUMENT
WHEN RECEIVED

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 Susie Louise Maybery Smith and husband, Allen Winston Smith, Jr.

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/~~s/he~~ executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 15th day of December, 19 98.

Commission expires 3/23/02

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

0526583
IDENTIF. & REFERENCE

98 DEC 17 PM 2:11

REGISTER
DAVIDSON COUNTY, TN.

1972 12/17 0101 03CHECK 385.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

	100000.00
CON TX	370.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	385.00
CHECK	385.00

12/17/98 01 14:11 0001 1972

98 DEC 17 PM 2:11

REGISTER
DAVIDSON COUNTY, TN.

0526583
IDENTIF. ↑ REFERENCE

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1401422