| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| James D. Williams | New Owners | |
| Helen A. Williams | | Map 124 |
| 9482 Foothills Drive | | Parcel 132.00 |
| Brentwood, TN 37027 | | |

This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205 98-12-9167

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Eckhardt Realty Corporation, Inc., Trustee of the Bridle Path Land Trust, (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto James D. Williams and wife, Helen A. Williams (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

**Beginning at an iron rod situated in the southerly margin of Palomino Drive, said point being the northeast corner of Tract 1, Bridle Path Subdivision, Section Six, said point being the northwest corner of the herein described tract;**

**Thence, along said road, along a curve to the right, having a central angle of 34 degrees 31' 55", a radius of 25.00 feet, a tangent of 7.77 feet, a length of 15.07 feet, and having a chord which bears S 51 degrees 21' 54" E, a distance of 14.84 feet to an iron rod;**

**Thence, along said road, along a curve to the left, having a central angle of 108 degrees 11' 23", a radius of 50.00 feet, a tangent of 69.06 feet, a length of 94.41 feet and having a chord which bears S 88 degrees 11' 39" E, a distance of 81.00 feet to an iron rod;**

**Thence, leaving said road, S 82 degrees 17' 20" E, a distance of 307.56 feet to an iron rod;**

**Thence, S 07 degrees 42' 40" W, a distance of 561.14 feet to an iron rod in the northerly line of the property conveyed to James & Karen Gafford of record in Deed Book 9475, page 895, R.O.D.C., TN;**

**Thence, with Gafford's northerly line, N 82 degrees 22' 09" W, a distance of 400.86 feet to an iron rod;**

**Thence, leaving said Gafford's line, N 07 degrees 42' 40" E, a distance of 560.99 feet to the point of beginning and containing 5.131 acres of land more or less.**

**Being part of the same property conveyed to Eckhardt Realty Corporation, Inc., Trustee of the Bridle Path Land Trust by Warranty Deed from Terri L. Parker, single and Stephen N. Taylor of record in Book 10306, page 184, Register's Office for Davidson County, Tennessee.**

This description is the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1999 and subsequent years, easements and restrictive covenants of record described as follows:

98 DEC 22 PM 4:14
BILL BARRETT REGISTER
DAVIDSON COUNTY, TN.

0528702
IDENTIF. + REFERENCE

All matters appearing on the plan of record in Plat Book 9700, page 675; Green Belt of record in Book 9008, page 819; Possible Sell-off contained of record in Book 10907, page 281 and Book 10638, page 501; Restrictive Covenants contained of record in Book 10186, pages 472-478, Register's Office for Davidson County, Tennessee. The parties to this instrument have agreed to a perpetual 150 foot minimum building setback line from the front lot line and a perpetual 50 foot minimum building setback line from each remaining lot line.

This is unimproved property commonly known as 3044 Palomino Place, Hermitage, TN 37076.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for
[this transfer is $75,000.00.
[ James D. Williams
[ Affiant
[Subscribed and sworn to before me this
[16th day of December, 1998.
[
[ Notary Public
[My Commission Expires: 3-6-99

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 16th day of December, 1998.

Eckhardt Realty Corporation, Inc.,
Trustee of the Bridle Path Land Trust

4222 12/22 0101 03CHECK 288.50

By:

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared [illegible], with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of Eckhardt Realty Corporation, Inc., a Tennessee corporation, and that he as such Trustee executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Trustee.

WITNESS my hand and official seal at Nashville, Tennessee this 16th day of December, 1998.

NOTARY PUBLIC

My Commission Expires: 3-6-99

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

BOOK 11265 PAGE 64

RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| 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 |

| | |
|---|---|
| CAMT | 75000.00 |
| CON TX | 277.50 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 288.50 |
| CHECK | 288.50 |

12/22/98 01 16:11 0001 4222

0528702
IDENTIF. # REFERENCE

98 DEC 22 PM 4:14
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1405753