Box 43

WARRANTY DEED

BOOK 11286 PAGE 62

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JANUARY, 1999.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires MAY 27 2001
(AFFIX SEAL)

MICHAEL J. PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2908 Poston Avenue, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Meljen, LLC	SAME	94-0-77
(NAME)	(NAME)	
2334 Southpark Drive		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37128		
(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, **DARLENE WOOD, TRUSTEE FOR THOMAS W. BEASLEY, BENEFICIARY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MELJEN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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" FOR LEGAL DESCRIPTION MADE A PART HEREIN

unimproved ☐
This is improved ☒ property, known as 1415 Lebanon Pike, Nashville, TN 37210
(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.

Thomas W. Beasley, the sole beneficiary of the Trust for which Darlene Wood serves in the capacity of Trustee, joins in this instrument for the express purpose of giving his consent to this conveyance and to convey to the purchaser of all his right, title and interest in the property herein described.

Witness our hands this 5th day of January, 1999.

Darlene Wood, Trustee for the sole use and benefit of Thomas W. Beasley, Beneficiary

Darlene Wood, Trustee

Thomas W. Beasley, sole Beneficiary of the Trust for which Darlene Wood serves in the capacity of Trustee

Thomas W. Beasley, sole Beneficiary of the Trust for which Darlene Wood serves in the capacity of Trustee

05337117
IDENTIF. ↑ REFERENCE

99 JAN -6 PM 3:50
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Darlene Wood, and who, upon her oath, acknowledged herself to be the Trustee for the within named Thomas W. Beasley, Beneficiary, and being authorized to act on behalf of said person she executed the foregoing instrument as his free act and for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of January, 1999.

Commission expires: My Commission Expires MAY 27 2001

Notary Public

MICHAEL J. PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Thomas W. Beasley, and who, upon his oath, acknowledged himself to be the sole Beneficiary for the within named Trust and being authorized to act on behalf of himself he executed the foregoing instrument as his free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of January, 1999.

Commission expires: My Commission Expires MAY 27 2001

Notary Public

MICHAEL J. PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"

BEGINNING at an iron rod situated in the southerly margin of Lebanon Pike, said point being the northwest corner of the Margie Lee Hunter property of record in Book 3910, Page 461, R. O. D. C., TN;

Thence, leaving said road, S 06 deg. 19' 07" E, a distance of 151.48 feet to an iron rod;

Thence, S 01 deg. 46' 12" E, a distance of 279.88 feet to an iron rod;

Thence S 61 deg. 06' 51" E, a distance of 55.00 feet to an iron rod;

Thence, S 01 deg. 27' 35" W, a distance of 260.53 feet to an iron rod;

Thence, S 07 deg. 10' 29" W, a distance of 214.00 feet to a point in the centerline of a spring branch;

Thence, along said branch, S 61 deg. 16' 22" W, a distance of 67.26 feet to a point;

Thence, along said branch, S 59 deg. 15' 35" W, a distance of 28.60 feet to a point;

Thence, along said branch, N 86 deg. 54' 13" W, a distance of 43.83 feet to a point;

Thence, along said branch, S 45 deg. 13' 19" W, a distance of 24.80 feet to a point;

Thence, along said branch, N 84 deg. 07' 47" W, a distance of 44.40 feet to a point;

Thence, along said branch, N 42 deg. 48' 42" W, a distance of 28.78 feet to a point;

Thence, along said branch, S 53 deg. 16' 59" W, a distance of 44.40 feet to a point;

Thence, along said branch, S 85 deg. 52' 30" W, a distance of 28.78 feet to a point;

Thence, along said branch, S 45 deg. 18' 40" W, a distance of 46.85 feet to a point;

Thence, leaving said branch, N 13 deg. 01' 13" E, a distance of 439.10 feet to an iron rod;

Thence, N 06 deg. 34' 01" E, a distance of 108.38 feet to an iron rod;

Thence, N 04 deg. 19' 44" E, a distance of 470.74 feet to an iron rod situated in the southerly margin of Lebanon Pike;

Thence, along said road, N 79 deg. 12' 56" E, a distance of 121.45 feet to the point of beginning and containing 202,476.187 square feet or 4.648 acres of land more or less.

BEING the same property conveyed to Darlene Wood, Trustee by deed from D. H. Peppers and wife, Wylene W. Peppers of record in Book 7459, Page 95, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

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

95/06 01/06 0101 03CHECK 1754-00

OFFICIAL RECEIPT
BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11286 PAGE 65

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
470000.00
CON TX 1739.00
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 1754.00
CHECK 1754.00
01/06/99 01 15:48 0001 9576

053717
IDENTIF. ↑ REFERENCE

99 JAN -6 PM 3:50
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1408956