WARRANTY DEED

STATE OF TENNESSEE, HICKMAN COUNTY

The foregoing instrument and certificate were noted in, Note Book 23, Page 80
At 12:20 O'clock P. M 1-8 1999
and recorded in Deed Book 125,
Page 517 State Tax Paid $ 740.00
Fee 3.00 Recording Fee 12.00
Total $ 755.00
Witness My Hand Receipt No. 21923
Lloyd Rochelle Register

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

Thomas B. Clifton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF January 19 99

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE Exp.05/27/2001

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: Same	MAP/PARCEL NUMBERS
Thomas B. Clifton	~~Donald R. Wheeler~~	MAP21, PAR 12&15
(NAME)	(NAME)	
3405ClarksvillePk/Hwy. 46	~~1405 Fort Gaines Place~~	MAP69-16, PAR 32
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	~~Brentwood, TN 37027~~	
(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, Donald R. Wheeler, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas B. Clifton and wife, Jolene D. Clifton

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Hickman COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I:

All of his interest in a tract of land in the 4th Civil District of Hickman County, Tennessee and shown as a portion of Map 21, Parcels 12 and 15 on the Tax Assessor's Map of Hickman County:

Beginning at a point (new iron rod marker) in the east right-of-way line of State Route 46, approximately 98.7 feet from the center line of said road, said point being referenced North 30 deg. 41 min. 40 sec. west, 38.86 feet from concrete right-of-way marker, said beginning point being approximately 0.5 miles north of the junction of State Route 100 and said point being approximately 1015 feet south of the junction of Old Bon Aqua-Centerville Road, said point also being the southwest corner of the following described property; thence along the east right-of-way line of State Route 46, north 30 deg. 41 min. 40 sec. west 183.15 feet to a point (new iron rod marker), said point being approximately 92.6 feet from the center line of said road; thence on new lines as follows: north 73 deg. 08 min. 50 sec. east, 288.11 feet to a point (new iron rod marker); thence south 03 deg. 24 min. 50 sec. east, 182.84 feet to a point (new iron rod marker); thence south 73 deg. 08 min. 50 sec. west, 201.80 feet to the point of beginning. Survey by Bobby D. Christy, R.L.S. No. 1033, 6105 Rock Springs Road, Charlotte, TN 37036.

CONTINUED

unimproved ( )
This is improved (X) property, known as 3405ClarksvillePk/Hwy. 46, 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 7th day of January 19 99

Donald R. Wheeler

TERRY CHRISTIAN
Approved for Recording

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 Donald R. Wheeler, unmarried

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 Nashville, Tennessee, this 7th day of January, 19 99.

Commission expires _____

JOHN GREGORY HARDEMAN NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE Exp.05/27/2001

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 _____ 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

LEGAL DESCRIPTION CONTINUATION

Being the same property conveyed to Thomas B. Clifton and Donald R. Wheeler by deed from John E. Tidwell and wife, Martha W. Tidwell, of record in Book 94, page 497, said Register's Office.

Tract II:

A lot or parcel of land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of Manchester Avenue at a stake, the northeast corner of the property conveyed to H. L. Gunter and wife, Mildred Gunter, by Deed from John L. Robins, Sr. of record in Book 1534, page 326, and Deed of Correction of record in Book 1940, page 413, Register's Office for said County; thence with Gunter's northerly line westwardly 150 feet, more or less, to his Northwest corner, McCool's easterly line; thence with said line northwardly 65 feet, more or less, to the southwesterly margin of State Highway No. 112; thence with said Highway eastwardly 150 feet, more or less, to the westerly margin of Manchester Avenue; thence with said Avenue southwardly 75 feet, more or less, to the beginning.

Being the same property conveyed to Donald R. Wheeler and wife, Gloria June Wheeler by Quitclaim deed from Virgil McCool and wife, Erlene McCool, of record in Book 5608, page 502, Register's Office of Davidson County, Tennessee. The said Gloria June Wheeler died on July 18, 1985 and upon her death, title was vested in Donald R. Wheeler as the sole surviving tenant by the entirety.

Included in above description and excluded therefrom is any and all property deeded to the State of Tennessee in connection with the widening of the state highway fronting said property.

This legal description is based upon information furnished by a third party.

05537986
IDENTIFICATION REFERENCE
99 JAN 19 PM 1:08
BILL GARNER REGISTER
DAVIDSON COUNTY, TN.
MAIL EL
4063 01/19 0101 03CHECK 14.00