0560550

IDENTIF. # REFERENCE

THIS INSTRUMENT PREPARED BY:
SCHULMAN, LeROY & BENNETT, P.C.
P.O. BOX 190676
NASHVILLE, TN 37219-0676

99 MAR 12 PM 3:49

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

BOOK 11382 PG. 526

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
Albert Lee Powell 4255 Brick Church Pike Whites Creek, TN 37189	Same	Map 32-170, Par. I on Exhibit A Map 32-168, Par. II on Exhibit A Map 32-12 Par. III on Exhibit A

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $76,000.00.

Albert L Powell
Affiant

Sworn and subscribed before me, this 11th day of March, 1999.

Notary Public

Commission Expires:

09.6.00

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, RONALD L. TALLEY and CHERYL R. SMITH a/k/a CHERYL L. TALLEY, referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto ALBERT LEE POWELL, hereinafter referred to as Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follow, to-wit:

See Exhibit A attached hereto.

This property is conveyed subject to a portion of the property lying within the flood plain, all portions of property lying within the bounds of any roadway and a flowage easement for all creeks running through the property.

This is improved property known as 4250 Brick Church Pike, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, his heirs, successors and assigns forever, and we do covenant with the said Grantee that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above set forth, and taxes for the year 1999 which the Grantee herein assumes and agrees to pay.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

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

The said Cheryl L. Talley is one and the same person as Cheryl R. Smith, the said Cheryl L. Talley having legally changed her name to Cheryl R. Smith.

Patsy K. Talley joins in this conveyance for the purpose of conveying any marital rights she may have in said property.

WITNESS our hands this 12th day of March, 1999.

Ronald C. Talley

Patsy K. Talley

Cheryl R. Smith a/k/a
Cheryl L. Talley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Annie H. Smith, a Notary Public in and for said County and State, the within named Ronald C. Talley and wife, Patsy K. Talley, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 12th day of March, 1999.

Notary Public

Commission Expires:

11-25-2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Annie H. Smith, a Notary Public in and for said County and State, the within named Cheryl R. Smith a/k/a Cheryl L. Talley, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 12th day of March, 1999.

Notary Public

Commission Expires:

11-25-2000

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EXHIBIT A

TRACT I:

A tract of land in the Second Civil District of Metropolitan Nashville and Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin in the westerly margin of Brick Church Pike, 1050 feet, more or less, northeasterly from the centerline of Autumn Ridge Drive, said iron pin being the northeast corner of the property previously conveyed to W. K. Talley, Jr. et ux by deed of record in Deed Book 6628, page 856, Register's Office for Davidson County, Tennessee (Tract II below); thence with the northerly and westerly boundaries of said W. K. Talley, Jr. property as follows: North 83° 44' 18" West, 150 feet to an iron pin; thence South 34° 31' 41" West, 200 feet to an iron pin in the northerly boundary of the property conveyed to W. K. Talley, Jr. et ux by deed of record in Book 3708, page 39, Register's Office for Davidson County, Tennessee (Tract III below); thence with said northerly boundary of the W. K. Talley, Jr. et ux property North 83° 44' 35" West, 32.78 feet to an iron pin; thence North 29° 12' 48" East, 201 feet to an iron pin; thence North 46° 58' 28" East, 210 feet to an iron pin; thence North 75° 54' 39" East, 171.58 feet to an iron pin; thence South 55° 19' 33" East, 21.54 feet to an iron pin in the westerly margin of Brick Church Pike; thence with said westerly margin South 34° 40' 27" East 247.32 feet to the point of beginning containing .99 acres more or less.

Being the same property conveyed to Ronald C. Talley and wife, Cheryl L. Talley, from Lavergne O. Talley by Quitclaim Deed of record in Book 9588, page 168, Register's Office for Davidson County, Tennessee.

TRACT II:

A tract of land in the Second Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning in the western margin of Brick Church Pike, 850 feet, more or less, northeasterly from the centerline of Autumn Ridge Drive at the northeast corner of property (Tract III below) previously owned by W. K. Talley, Jr. et ux by deed of record in Book 3708, page 39, Register's Office for Davidson County, Tennessee; thence with the northern boundary of the property previously owned by W. K. Talley, Jr., North 83° 44' 35" West passing an iron pin at 3.8 feet and continuing on, in all 150 feet to an iron pin; thence North 34° 31' 41" East, 200 feet to an iron pin; thence South 83° 44' 18" East, 150 feet to an iron pin in the westerly margin of Brick Church Pike; thence with said westerly margin as follows: South 34° 40' 27" West, 189.94 feet, thence South 31° 48' 40" West, 10.06 feet to the point of beginning, containing .61 acres more or less.

Being the same property conveyed to Ronald C. Talley and wife, Cheryl Talley, from Lavergne O. Talley by Quitclaim Deed of record in Book 9238, page 655, Register's Office for Davidson County, Tennessee.

TRACT III:

Being a parcel of the same property originally conveyed to Z. T. Parrish by W. L. Scott and wife as of record in Book 542, page 75, Register's Office for Davidson County, Tennessee.

Being a part of Tract No. 7 of the same real property conveyed to Alvin Parrish and Eugene Parrish from Z. T. Parrish, Sr. and wife, Annie Mae Parrish, by deed dated February 24, 1953 of record in Book 2145, page 62, and amended by instrument of

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record in Book 3502, page 199, Register's Office for Davidson County, Tennessee. Said tract or parcel situated in the 10th formerly the 22nd Civil District of Davidson County and State of Tennessee, said Tract 1-B is without improvements.

Being a parcel taken from the original Tract No. 7 of the Eugene and Alvin Parrish property and further being a parcel taken from Tract No.1A within said Tract No. 7.

Beginning at a common point between Tract No. 1-B and Tract No. 2-B which is in the centerline of Brick Church Pike and extending back North 61° 0' West, 234.34 feet; thence South 87° 10' East, 261.54 feet to the centerline of Brick Church Pike, said line being a common line between Tract No. 1-B and the property conveyed to Ronald C. Talley and wife, Lavergne O. Talley by Quitclaim Deed of record in Book 9238, page 655, Register's Office for Davidson County, Tennessee (Tract II above); thence South 29° 0' West, 115 feet along the centerline of Brick Church Pike to the point of beginning.

Being the same property conveyed to Ronald C. Talley and wife, Cheryl L. Talley by Quitclaim Deed from W. K. Talley, Jr. and Laverne Owene Talley of record in Book 9588, page 172, of the Register's Office of Davidson County, Tennessee.

RECORDED 10/01 2012 07:12 694

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11382 PG. 530

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

0560550
IDENTIF. ↑ REFERENCE

99 MAR 12 PM 3:49
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	76000.00
CON TX	281.20
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	300.20
CHECK	300.20

03/12/99 01 15:48 0001 7989

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1437125