0562797

IDENTIF. + REFERENCE

Bk 2

BOOK 11390 PG. 64

99 MAR 18 AM 10:54

REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT PREPARED BY:
Gregory S. Perrone, Attorney
111 Westwood Place, Suite 201
Brentwood, Tennessee 37027

GENERAL WARRANTY DEED

0375 03/18 0101 03CHECK 2235.00

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Ray Vetter, et ux 2601 Pulley Rd. Nashville, TN 37214	NEW OWNER	Map 118-3 Parcel 84.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **RITA MCNAMEE SMITH** ("Grantor"), has this day bargained and sold and by these presents does transfer and convey unto **RAY VETTER AND WIFE, NANCY VETTER** ("Grantees") their heirs, successors, and assigns a certain tract or parcel of real property in Davidson County, Tennessee, described as follows:

FOR COMPLETE LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND INCOPORATED HEREIN BY REFERENCE AS FULLY AS IF COPIED VERBATIM HEREIN.

This conveyance is subject to the following: Taxes for the year 1999, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; easements granted to TVA of record in Book 1072, page 62, Book 1196, page 78, Book 1181, page 633, Book 1205, page 51, easements for sanitary sewers and/or storm drainage of record in Book 4438, page 838, Book 4438, page 841 and Book 4816, page 405; easement granted to Nashville Electric Service of record in Book 1731, page 238; water line easement of record in Book 11390, page 46; water line easement for fire protection of record in Book 11390, page 42; lease agreement of record in Book 11390, page 50; all of record in the Register's Office for Davidson County, Tennessee; and all matters appearing on the property survey by Galyon W. Northcutt, TN RLS #1529, dated February 3, 1999.

I, Car;uss M. Smith, husband of Rita McNamee Smith, do hereby join in the provisions of this instrument for the purpose of transferring unto the said Ray Vetter and wife, Nancy Vetter, any and all right, title and interest that I might have in the foregoing described property by reason of my marital status, or otherwise.

TO HAVE AND TO HOLD the foregoing, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining, to Grantees and their heirs and assigns, forever.

Subject to the matters set forth above, Grantor covenants that Grantor is lawfully seized and possessed of said real property in fee simple, has good right to convey it, and that same is unencumbered, except as set forth above. Grantor further covenants and binds themselves and their successors to warrant and forever defend the title to said real property to Grantees, their heirs and assigns against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this instrument or has caused this instrument to be executed on this 17th day of March, 1999.

Rita McNamee Smith
RITA MCNAMEE SMITH

Carlyss M. Smith by Paul K. Smith
CARLYSS M. SMITH BY HIS ATTTORNEY-IN-FACT PAUL K. SMITH

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, Rita McNamee Smith ~~and _____ C. Mel Smith~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 11th day March, 1999.

Notary Public

My commission expires: 3-27-99

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Paul K. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney in Fact for Carlyss M. Smith, the within named bargainor(s), and that he as such Attorney in Fact being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Carlyss M. Smith, by the said Paul K. Smith, as such Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 11th day March, 1999.

Notary Public

My commission expires: 3-27-99

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of property (whichever is greater) is $600,000.00

Affiant

Subscribed and sworn to before me, this 11th day of March, 1999.

Notary Public

My commission expires: 4/16/2002

Being a tract of land lying in the 29th Councilmanic District of Davidson County, Tennessee, as surveyed by Southern Land and Associates, Inc., August 8, 1980 and more particularly described as follows:

Beginning at an iron pin in the West line of Fessey Park Road as shown on the master plan of the boundary survey for Ernest Buchi of Berry Hill Industrial Park as surveyed by Southern Land and Associates, Inc., August 26, 1975, said point being the Northeast corner of Tract "B" and the Southeast corner of the original Tract "C",

Thence, North 3 degrees 24 minutes 47 seconds West 15.0 feet with the Westerly Right-of-Way of Fessey Park Road to the point of beginning of this tract;

Thence, leaving said Westerly Right-of-Way and parallel to the North line of Tract "B", South 86 degrees 35 minutes 13 seconds West 358.00 feet to an iron pin located in the Easterly Right-of-Way of the Louisville & Nashville Railroad;

Thence, with said Right-of-Way as follows, North 23 degrees 42 minutes 23 seconds East, 44.76 feet to an iron pin;

Thence North 29 degrees 39 minutes 00 seconds East, 72.30 feet to an iron pin;

Thence North 37 degrees 33 minutes 52 seconds East, 84.76 feet to an iron pin;

Thence North 44 degrees 01 minutes 00 seconds East, 89.65 feet to an iron pin;

Thence North 45 degrees 26 minutes 40 seconds East, 137.50 feet to an iron pin;

Thence leaving the said Easterly Right-of-Way of the Louisville & Nashville Road along a line parallel to the Westerly line of Fessey Park Road South 03 degress 24 minutes 47 seconds East, 300.53 feet to an iron pin;

Thence North 86 degrees 35 minutes 13 seconds East, 73.00 feet to an iron pin in the Westerly Right-of-Way of Fessey Park Road;

Thence with the said Westerly Right-of-Way South 03 degrees 24 minutes 47 seconds East, 15.00 feet to the beginning.

The above described tract contains 1.20 Acres, more or less.

Being a part of the same property conveyed to Rita McNamee Smith by deed from Earnest R. Buchi and wife, Ruthelia L. Buchi of record in Book 5644, page 588, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING WHICH ACCORDING TO SURVEY OF GALYON W. NORTHCUTT, TN RLS #1529 SAID PROPERTY ENCROACHES ONTO THE 50' R.O.W. OF THE NASHVILLE & EASTERN RAILROAD.

Property is located near Fessey Park Road (70' R.O.W.) approximately 195' north of the intersection of the eastern margins of the CSX Railroad and the Nashville & Eastern Railroad right-of-ways, and bounded on the north and west by the right-of-way of the Nashville & Eastern Railroad and generally on the south and east by property belonging to Rita McNamee Smith of record in Deed Book 5644, page 588, and more specifically described as follows:

Commencing on an iron pin, the southwest corner of the Smith Property and the northwest corner of the Commerce Union Bank, Trust Property thence N 12 degrees 07' 40" E, 18.08' to the point of beginning of the herein described tract, being a point on the eastern margin of the Nashville & Eastern Railroad, thence leaving the margin of said right of way and encroaching into said right of way N 12 deg. 07' 40" E 47.97' to a point at the oblique corner of a building; thence N 14 degrees 22' 47" E, 53.38' to a building corner; thence with a fence N 41 degrees 10' 55" E, 185.25' to a corner fence post; thence with the fence S 3 degrees 37' 29" E, 33.16' to a point on the east margin of the said railroad right of way; thence with said right of way around a compound curve to the left with the first radius being 758.97', and the first arc distance being 226.79' to a point; thence continuing around the second curve to left with the second radius of 560.30', and the second arc distance of 26.84' to the point of beginning and containing 5,307.54 sq. ft., or 0.122 acres, more or less, according to a survey by Galyon W. Northcutt, TN RLS #1529.

RMS

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11390 PG. 67

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

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BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

	CAMT
	600000.00
CON TX	2220.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	2235.00
CHECK	2235.00

03/18/99 01 10:53 0001 0375

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1439489