0562965

8235.9900/ch

IDENTIF. & REFERENCE

This instrument prepared by:
THOMAS N. JONES & ASSOCIATES
ATTORNEYS AT LAW
339 Main Street
Franklin, TN 37064

99 MAR 18 PM 2:19

REGISTER
DAVIDSON COUNTY, TN.

NEW OWNER:

Jason A. Robbin
Jane A. Zerface
8595 Poplar Creek Rd.
Nashville, Tn. 37221

SEND TAX BILL TO:

CTX Mortgage Company
P.O. Box 199000
Dallas, TX 75219-9000

MAP & PARCEL:

Map 154
Parcels 64 & 120

BOOK 11390 PG. 767

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Bruce Alan Weaver, unmarried,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Jason A. Robbin and Jane A. Zerface, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being real estate situated in the Ninth Civil District of Davidson County, Tennessee, described as follows:

TRACT NO 1: Beginning at a point which is marked by a stake or iron pin, the same being a fence corner and the southwest corner of the J.T. Stibor property, and which point of beginning is S 38 deg. W 643.5 feet more or less from an iron pin located on the south side of Poplar Creek Road, which said iron pin in the northwest corner of the J.T. Stibor property and on the line between the properties owned by J.T. Stibor and Fannie Bolin, and then from said point of beginning S 49 deg. E 208 feet to a point; thence N 38 deg. E 208 feet to a point; thence 49 deg. W 208 feet to a point on the line dividing the Stibor and Bolin properties; thence S 38 deg. W 208 feet to a point of beginning. Said parcel contains one acre, more or less.

TRACT NO. 2: Described according to a survey made by P. Anthony Chapdelaine, Jr., Surveyor, January 24, 1980 as follows:

Beginning at a point in the southerly margin of Poplar Creek Road at the northeast corner of the property conveyed to Rachel Riner of record in Book 5017, page 776, Register's Office, said point being also the northwest corner of the J.T. Stibor property of which this is a part of; thence with the southerly margin of Poplar Creek Road, S 66 deg. 51' E 104.68 feet to a point; thence continuing with said Poplar Creek Road easterly 43.17 feet to a point; thence S 20 deg. 19' W 431.06 feet to an iron pin; thence S 32 deg. 40' E 242.65 feet to an iron pin; thence S 23 deg. 31' W 235.25 feet to an iron pin in the northern boundary of Dr. Richard Curtin property of record in Book 3950, page 447, Register's Office; thence with said Curtin's northern boundary line N 44 deg. 13' W 346.43 feet to a point being the southeast corner of a one acre tract of land conveyed by Jerry Riner and wife of record in Book 4859, page 481, Register's Office; thence with Riner's eastern boundary line N 36 deg. 52' E 208 feet to Riner's northeast corner; thence with Riner's northern boundary line N 44 deg. 33' W 208 feet to a point in the eastern boundary line of said Rachel Riner's property; thence with same N 36 deg. 52' E 398.49 feet to the beginning containing 3.84 acres.

Tract Nos. 1 and 2 are subject to an easement for a 25 foot right of way granted to

Jerry Wayne Riner and wife, as set out in Deed of record in Book 4859, page 418, said Register's Office.

TRACT NO. 3: Beginning at an iron pin, the southeast corner of Ken McLaughlin's property, Deed Book 5842, page 834, Register's Office of Davidson County and the southwest corner of J.T. Stibor property, Deed Book 4404, page 674, R.O.D.C., thence with said McLaughlin's line, N 42 deg. 00' 05" W 554.43 feet to a 4 inch sassafras, thence with a new line S 39 deg. 14' 03" W 50.14 feet to an iron pin, thence S 37 deg. 34' 49" E, 97.41 feet, thence S 49 deg. 14' 02" E 453.28 feet to the point of beginning, containing 0.418 acres, more or less, according to a survey by R. L. Chapdelaine dated May 10, 1986.

BOOK 11390 PG. 768

Being the same property conveyed to Bruce A. Weaver by deed from Jeanne Mason Weaver of record in Book 9475, page 404, Register's Office of Davidson County, Tennessee. The same having previously been conveyed to Bruce Alan Weaver and wife, Jeanne Mason Weaver by deed from Ken McLaughlin and wife, Kim McLaughlin of record in Book 8349, page 705, said Register's Office.

(Bruce A. Weaver and Bruce Alan Weaver are one and the same person.)

SUBJECT TO THE FOLLOWING:

1. 1999 Taxes are a lien, but not yet due and payable.
2. Subject to 25 foot right of way easement on Tracts 1 & 2 as conveyed and set forth in Book 4859, page 481, RODC, TN.
3. Subject to easements for the right of way of any public road.
4. Subject to any and all building and zoning regulations of city, county and state.

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 I COVENANT with the said Grantees that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, my 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.

This property is known as:

8595 Poplar Creek Rd., Nashville, Tn. 37221

WITNESS MY HAND THIS 15th DAY OF March, 1999 IN FRANKLIN, TENNESSEE.

Bruce Alan Weaver by A.M.H.

SELLER: Bruce Alan Weaver
by Andrew M. Hawkins as
Attorney-in-Fact

Power of Attorney recorded in Book _____, page _____, Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, **Andrew M. Hawkins on behalf of Bruce Alan Weaver with full Power of Attorney**, the within named bargainor(s) with whom I am personally acquainted and who acknowledge that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 15th day of March, 1999 in Franklin, TN.

Carol R Lewis
Notary Public

My Commission Expires:

1/27/2001

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater

for this transfer is $157,000.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this
15th day of March, 1999, in Franklin, Tennessee.

Carol R Lewis
NOTARY PUBLIC

MY COMMISSION EXPIRES:

1/27/2001

TNJ/

3

06'595 $$$ CHECK TOTO 01/20 5550

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11390 PG 770

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

05629965

IDENTIF. & REFERENCE

99 MAR 18 PM 2:19

REGISTER
DAVIDSON CO. TN.

CAMT	
	157000.00
CON TX	580.90
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	595.90
CHECK	595.90

03/18/99 01 14:18 0001 0555

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1439667