183

BOOK 11432 PG. 699

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **14th** day of **April, 1999** between VICKI H. METZGAR, UNMARRIED, GRANTOR, and TINNON W. MEDLEY and BETTYE S. MEDLEY, HUSBAND AND WIFE, GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, VICKI H. METZGAR, UNMARRIED, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto TINNON W. MEDLEY and BETTYE S. MEDLEY, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as 2433 TINNON ROAD, GOODLETTSVILLE, TN 37027.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their successors, heirs and assigns forever. The GRANTOR covenants and agrees with the said GRANTEEs that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds herself, his/her successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of GRANTOR on the day and year first above written.

BY: Vicki H. Metzgar
VICKI H. METZGAR Signature of Seller

2727 04/15 0101 03CHECK 211.10

99 APR 15 AM 9:34
BILL GAUCH REGISTER
DAVIDSON COUNTY, TN.

057436

RECEIVED FOR REFERENCE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, VICKI H. METZGAR, UNMARRIED, the within named 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 purposes therein contained.

Witness my hand, at office, this **14th** day of April, 1999.

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

TINNON W. MEDLEY and BETTYE S. MEDLEY, HUSBAND AND WIFE
1081 Shadowbrook
Greenbrier, TN 37073

Property Address:

2433 TINNON ROAD
GOODLETTSVILLE, TN 37027

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 3, PARCEL 34

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$53,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **14th** day of **April, 1999.**

Notary Public

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

A tract of land in the 10th, formerly 20th, Civil District of Davidson County, Tennessee, being part of Lots 5 and 5 on the Plan of the Division of the lands of the heirs of Isam Butterworth and Phillip Joiner, Deceased, as of record in Book 161, page 22, Register's Office for Davidson County, Tennessee, and being more particularly described as Tract No. 3 according to a survey by A & A Engineers, Inc., dated March 27, 1986, Job No. 2575-86, as follows:

Beginning at a corner fence post in the west margin of Tinnon Road and leaving said road thence South 72 deg. 16' 55" West 812.63 feet to an iron pin; thence North 8 deg. 05' 18" West 215.00 feet to an iron pin; thence North 8 deg. 05' 55" West 90.00 feet to an iron pin; thence North 15 deg. 54' 31" West 152.17 feet to a 15 inch oak tree; thence North 48 deg. 15' 29" West 85.97 feet to an iron pin; thence North 40 deg. 20' 18" West 230.48 feet to a 12 inch oak tree; thence North 35 deg. 55' 55" West 49.37 feet to an iron pin; thence with a fence North 35 deg. 55' 55" West 228.93 feet to the center of a triple oak trees; thence North 41 deg. 37' 33" West 221.00 feet to an iron pin; thence North 45 deg. 17' 49" West 83.21 feet to an 18 inch oak tree; thence South 47 deg. 28' 12" West 291.40 feet to an iron pin; thence North 84 deg. 27' 56" West 88.86 feet to an iron pin; thence South 14 deg. 11' 08" West 727.13 feet to an iron pin; thence south 75 deg. 48' 52" East 1,223 feet, more or less, to a nail in a 24 inch beech tree; thence North 72 deg. 43' 55" East 799.38 feet to an iron pin in the west margin of Tinnon Road; thence with west margin of said road North 20 deg. 15' 33" West 77.57 feet to the point of beginning, containing 19.4 acres, more or less.

BEING the same property conveyed to VICKI H. METZGAR, UNMARRIED, AND SUSAN E. JOHNSTON, UNMARRIED, by WARRANTY Deed from PAULETTE AND DON BURNELL, of record in Deed Book 10336, Page 82, Register's Office for DAVIDSON County, Tennessee. SUSAN E. JOHNSTON, UNMARRIED, subsequently conveyed all of her right, title and interest in and to the subject property unto VICKI H. METZGAR, by Quitclaim Deed of record in Book 10514, page 329, said Register's Office.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1999 and subsequent years, A LIEN, not yet due and payable (MAP 3, PARCEL 34).

2. Unrecorded easements for roads and utilities, if any.

3. All matters as set forth on the Plan of record in Plat Book 161, page 22, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

4. Easement for electric power lines granted to the Tennessee Electric Power Company, of record in Book 653, page 40, said Register's Office.

5. Restrictive Covenants recorded in Deed Book 7052, Page 458, Register's Office for DAVIDSON County, Tennessee.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11432 PG. 702

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

0574436

IDENTIFICATION REFERENCE

99 APR 15 AM 9:34

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	53000.00
CON TX	196.10
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	211.10
CHECK	211.10

04/15/99 01 09:37 0001 2727

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1451698