Bay 52

BOOK 11229 PAGE 345

WARRANTY DEED

RE RECORD
BOOK 11433 PG. 958

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 113,120.00

Todd Slocum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF November 19 98

Judy A. Lewis
Notary Public

MY COMMISSION EXPIRES: 5-16-99
(AFFIX SEAL)

JUDY A. LEWIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd Slocum	Same	135-180
(NAME)	(NAME)	
2402 Smith Springs Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, Richard Craig Babbitt and Monica L. Babbitt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Todd Slocum and George D. Slocum

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: 04/15 0101 03CHECK 14.00

Being the same property conveyed to Richard Craig Babbitt, unmarried by deed from Beverly B. Vitko, unmarried of record in Book 8189, page 252, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Monica L. Babbitt joins in the Deed of Conveyance solely to relinquish any marital rights she may have in the property by virtue of her marriage to Richard Craig Babbitt.

RE-RECORD

98 DEC -2 AM 9:21
DAVIDSON COUNTY, TN

99 APR 15 PM 3:32
DAVIDSON COUNTY REGISTER

IDENTIFICATION REFERENCE 0519040

IDENTIFICATION REFERENCE 0574819

unimproved ( )
This is improved (X) property, known as 2402 Smith Springs Road, Nashville, TN 37217
(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 our hand s this 24th day of November 19 98

Richard Craig Babbitt

Monica L. Babbitt

RE RECORD BOOK 11433 PG. 959

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Craig Babbitt and wife, Monica L. Babbitt

the bargainor S, 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 purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 24th day of November, 19 98.

Commission expires 5-16-99

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

BOOK 11229 PAGE 347

SCHEDULE "A"

Beginning at a point in the North margin of Smith Springs Road, the southeast corner of the lot owned by Ellis; thence in a northerly direction 203 feet with the east margin of the Ellis lot to a stake, the northeast corner of the said Ellis lot; thence east 110 feet to a stake; the northwest corner of a lot owned by Edmondson; thence south 256 feet to the north margin of Smith Springs Road; thence west with the margin of Smith Springs Road, 214 feet to the point of beginning.

RE-RECORD BOOK 11433 PG. 960

Included in the above description but specifically excluded from this conveyance is the property more particularly described as follows:

Beginning at a point on the existing north right of way line of Smith Springs Road on the common line of Vitko and William H. Ellis said point being 17.5' north of center line survey station 58 + 28 and proceeding as follows:

1. Northwardly with the common line of Vitko and Ellis a distance of 7.5' to a point on the new north right of way line of Smith Springs Road; thence,

2. With a line 25' north of and parallel with the center line S 31 degrees 28' 17" E 6'; thence,

3. With a 683.86' radius curve to the left a distance of 209' to a point on the common line of Vitko and David W. Edmondson; thence,

4. Southwardly with the line between Vitko and Edmondson a distance of 14' to a point in the existing north right of way line of Smith Springs Road; that is 12' north of center line survey station 60 + 43; thence,

5. Westwardly with the existing north right of way line of Smith Springs Road a distance of 226' to the point of beginning.

Being the same property conveyed to The Metropolitan Government of Nashville and Davidson County by Final Order of record in Book 8657, page 587, Register's Office for Davidson County, Tennessee.

3917 12/02 0101 03CHECK 433.54