0577287

D-V3C
1 PKG

CROSS REFERENCE

THIS INSTRUMENT PREPARED BY:
Richar W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

99 APR 22 AM 11:12

REGISTER'S OFFICE

WARRANTY DEED

Name and Address of New Owner:
Henry Z. Felts
4646 Hessey Road
Mt. Juliet, Tennessee 37122

BOOK 11442 PG 786

Send Tax Bills To:
New Owner
2725 LEBANON RD
NASHVILLE, TN 37214

Street Address of Subject Property:	**Map-Parcel No:**
2725 Lebanon Road	**Map 96-1**
Nashville, Tennessee 37214	**Parcel 49.00**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ROBERT J. TAYLOR,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **HENRY Z. FELTS,** hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HEREWITH AND INCORPORATED HEREIN BY REFERENCE

Camille F. Taylor, wife of Robert J. Taylor, joins in the execution of this instrument to convey any and all marital interest she may have in the subject property.

The conveyance of the above described parcel of land is subject to the following:

1. 1999 Metropolitan Davidson County taxes which have been prorated by the parties and assumed by the Grantee;

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 and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves,

their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hands this 16th day of April, 1999.

BOOK 1442 PG. 787

Robert J. Taylor
ROBERT J. TAYLOR

Camille F. Taylor
CAMILLE F. TAYLOR

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

On this 16th day of April, 1999, before me personally appeared Robert J. Taylor and wife, Camille F. Taylor to me known to be the person(s) described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

Notary Public

My Commission Expires: 1/27/2001

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
January 27, 2001
STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

The actual consideration or value whichever is greater, for this transfer is $490,000.00.

Robert J. Taylor
Affiant

Subscribed and sworn to before me, this the 16th day of April, 1999.

04/22/99 01:12PM 2 1828.00

NOTARY PUBLIC

My commission expires: 1/27/2001

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
January 27, 2001
STATE OF TENNESSEE

TRACT I:

PROPERTY DESCRIPTION

DESCRIPTION PREPARED BY: WM. ROBERT SEIGENTHALER
TENNESSEE REGISTERED LAND SURVEYOR NO 177

PARCEL 49

BOOK 11442 PG. 788

PROPERTY MAP 96-1
METROPOLITAN NASHVILLE & DAVIDSON COUNTY, TENNESSEE

AREA = 0.607± ACRE
OWNER: ROBERT J. TAYLOR
DEED BOOK 9526, PAGE 120

Land lying in Metropolitan Nashville and Davidson County, Tennessee, fronting on the south margin of Lebanon Pike, and being located approximately 690 feet west of the center line of Donelson Pike, and being more particularly described according to a survey dated March 2, 1999 with additional data added and dated April 8, 1999 by Wm. Robert Seigenthaler, Tennessee Registered Land Surveyor No. 177, as follows;

Beginning at an iron pin being the northeast corner of the herein described property, and said point of beginning being in the south margin of Lebanon Pike (70 ft. wide right of way), and further, said point of beginning being the northwest corner of the H.G. Hill Company property of record in Book 1218, page 279, and Book 3253, page 325, Register's Office for Davidson County, Tennessee; thence with the east line of the property herein described and the west line of said property of H.G. Hill Company, South 2 degrees 00 minutes 00 seconds West 213.56 feet to an iron pin being an interior corner of the Donelson Homestead Limited, Inc. property of record in Book 7095, page 115, R.O.D.C., Tennessee; thence with the north line of the Donelson Homestead Limited, Inc. property, North 84 degrees 05 minutes 50 seconds West 120.00 feet to a point being the southwest corner of the herein described property; thence North 2 degrees 45 minutes 13 seconds East 233.57 feet to a P.K. nail in the south margin of Lebanon Pike being the northeast corner of the property conveyed to Davidson Building and Realty Company, Inc. and described as Tract No. 3 in Book 2856, page 275, R.O.D.C., Tennessee; thence with said south margin of Lebanon Pike South 74 degrees 25 minutes 50 seconds East 120.00 feet to the point of beginning, and containing 0. 607± acre, or 26, 448 square feet, more or less.

Being the same property conveyed to Robert J. Taylor by deed from Margaret Taylor Gambill and Linda Sue Jobe, being their two-thirds interest, of record in Book 9526, page 120, Register's Office for Davidson County, Tennessee; and by the Will of Bassel E. Taylor of record in Will Book 53, page 121. in the office of the Clerk and Master for Williamson County, Tennessee.

TRACT II:

Being a small parcel or triangle of land lying in Metropolitan Nashville and Davidson County, Tennessee, being located 115.33 feet south of Lebanon Pike and approximately 810 feet west of the center line of Donelson Pike, and being the southeast portion or corner of Tract No. 3 of the property conveyed to Davidson Building and Realty Company, Inc. of record in Book 2856, page 275, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey dated March 2, 1999 with additional data added and dated April 8, 1999 by Wm. Robert Seigenthaler, Tennessee Registered Land Surveyor No. 177, as follows;

Beginning at a point being the southeast property corner of said Davidson Building and Realty Company, Inc.'s Tract No. 3 and the southwest corner of the property conveyed to Robert J. Taylor of record in Book 9526, page 120, Register's Office for Davidson County, Tennessee, and also, said point of beginning being located North 84 degrees 05 minutes 50 seconds West 120.00 feet from an iron pin located at said Taylor's southeast property corner; thence with the common line between Davidson Building and Realty Company, Inc. and Robert J. Taylor, North 2 degrees 45 minutes 13 seconds East 116.24 feet to a point being located 1.4 feet west of the west masonry wall of Robert J. Taylor's building; thence with a line running 1.4 feet west of and parallel to Robert J. Taylor's building, South 8 degrees 18 minutes 30 seconds West 116.17 feet to a point in Davidson Building and Realty, Inc.'s south property line; thence with said south line South 84 degrees 05 minutes 50 seconds East 11.27 feet to the point of beginning, and containing 0. 015± acre, or 654 square feet, more or less.

Being the same property conveyed to Robert J. Taylor by Quitclaim Deed from Southern Woodenware, Inc., a Tennessee corporation, successor in name change to Davidson Building and Realty Company, Inc., a Tennessee corporation, of record in Book 11442, page 283, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11442 PG. 789

0577287

IDENTIFICATION REFERENCE

99 APR 22 AM 11:13

RECEIVED & RECORDED
DAVIDSON COUNTY, TN.

CAMT	
	490000.00
CON TX	1813.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	1828.00
CHECK	1828.00

04/22/99 01 11:15 0001 5792

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1475738