Box 11

BOOK 11446 PG. 991

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 257,795.57

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April 19 99

Notary Public

MY COMMISSION EXPIRES 7/24/99
(AFFIX SEAL)

RICHARD MANSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 24 1999

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. R. Fraley	Four J. Family Limited Partnership	MAP 135
(NAME)	(NAME)	
1723 Old Murfreesboro Road	8341 Carriage Hills Drive	PARCEL 102
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Brentwood, TN 37027	
(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, Nell A. Barnes and husband, Dorris D. Barnes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. R. Fraley and wife, Josefina Fraley

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:

Property located in the 28th Councilmanic District of Nashville, Davidson County, Tennessee, being Parcel 102 on County property Map 135 and being more particularly described according to a boundary survey prepared by Jimmy C. Yates, TN RLS No. 1597, Wamble & Associates, PLLC, 40 Middleton Street, Nashville, TN 37210, dated December 17, 1998, as follows:

Beginning at an iron rod (old) on the southerly right-of-way line of Old Murfreesboro Pike said rod being South 72 deg. 21' 54" East 508.55 feet from the intersection of said southerly right-of-way line and the southeasterly right- of-way line of Town Park Drive said rod also being a point on the easterly line of property conveyed to Millard Gotto and Clara E. Gotto, wife, as of record in Deed Book 4766, page 401, in the Register's Office of Davidson County, TN; thence, following said southerly right-of-way line South 72 deg. 21' 54" East 319.63 feet to an iron rod (old), being a point on the westerly line of property conveyed to E. Wayne Wilkerson, et al as of record in Deed Book 8517, page 942, in the Register's Office of Davidson County, TN; thence following the westerly line at said Wilkerson property South 01 deg. 43' 12" East 245.46 feet to an iron rod (old) on the northerly right-of-way line of Murfreesboro Pike (US 70 South/41); thence following said northerly right-of-way line North 58 deg. 31' 48" West 161.78 feet to an iron rod (new); thence, South 70 deg. 10' 40" West 51.26 feet to an iron rod (new); thence

CONTINUED

unimproved (X)
This is improved ( ) property, known as 1723 Old Murfreesboro 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 my hand this 23rd day of April 19 99

Nell A. Barnes

Dorris D. Barnes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Neil A. Barnes and Dorris D. Barnes

the bargainorS, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~t~~she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of April, 19 99.

Commission expires 7/24/99

Notary Public

My Commission Expires JULY 24 1999

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

LEGAL DESCRIPTION CONTINUATION

North 58 deg. 31' 48" West 155.84 feet to an iron rod (old), being a point on the easterly line of the aforementioned Gotto property; thence, following the east line of said Gotto property North 02 deg. 06' 46" East 193.88 feet to the point of beginning and containing 68,338.09 square feet or 1.57 acres.

Being the same property conveyed to Nell A. Barnes by deed from Copeland S. Baker and wife, Elizabeth T. Baker of record in Book 9590, page 356, Register's Office for Davidson County, TN.

Dorris D. Barnes joins in this conveyance to convey any interest he may have as the husband of Nell A. Barnes.

This conveyance is subject to any and all existing easements of record including easements of record in Book 4767, page 262; Book 1229, page 2; Book 6342, page 374; Book 8564, page 314 and Book 8573, page 350, said Register's Office.

Subject to all matters shown on the survey by Jimmy C. Yates, RLS #1597, Wamble & Associates, PLLC, dated 12/17/98 and revised 2/16/99.

05/18/501
RECEIVED
99 MAR 26 PM 2:52
TN REAL ESTATE ASSESSMENT
STATE OF TENNESSEE
7092 04/20 0101 03CHECK 1301-04

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11446 PG. 991

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

057850I

99 DEC 23 PM 2:52

Cash

3,7795.57

CON TX 1286.84

PRFEE 1.00

WEEED 12.00

CFEE 2.00

TOTAL 1301.84

CHECK 1301.84

14:54 0001 7093

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1477028