47

W A R R A N T Y D E E D

BOOK 11450 PG. 161

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 188,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

BARBIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY

CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard W. Paula	New Owners	MAP 18
(NAME)	(NAME)	
5433 Brick Church Pike		PARCEL 147
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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, Duncan D. St. Clair and wife, Bonnie K. St. Clair

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard W. Paula and wife, Laura G. Paula

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:

A tract of land situated in the 2nd Civil District of Goodlettsville, Davidson County, Tennessee, and according to a survey made by R. L. Montoya-Land Surveying, Inc. dated 7/23/96 and more particularly described as follows:

Beginning at an iron rod in the South margin of Brick Church Pike being the northwest corner of the Ann Page Jackson property as shown in Deed Book 9248, Page 963, Register's Office for Davidson County, Tennessee; thence, running with said margin South 76 degrees 47 minutes 00 seconds West 50.0 feet to an iron rod also being the actual point-of-beginning for this hereon described tract; thence leaving said margin South 01 degrees 55 minutes 47 seconds East 864.22 feet to an iron rod, being the Southeast corner for this tract; thence, South 81 degrees 56 minutes 17 seconds West 276.68 feet to a 16" tree in the fence line, and also being the Southwest corner for this tract; thence running with said fence North 01 degrees 02 minutes 02 seconds East 873.04 feet to an iron rod in the South margin of said pike; thence running with said margin for the next two calls: North 58 degrees 09 minutes 30 seconds East 161.52 feet to an iron rod; thence, North 76 degrees 47 minutes 00 seconds East 70.00 feet to the point of beginning containing 5.00 acres, more or less.

The grantors grant to the grantees a non-exclusive or in common easement of ingress and egress (in the "as in" condition) over an old wagon or private road that departs from the south margin of Brick Church Pike approximately 700 feet east of the grantees' property and extends generally south and then west on the ridge to the pear orchard on the above grantees' property.

CONTINUED

unimproved ( )
This is improved (X) property, known as 5433 Brick Church Pike, Goodlettsville, TN 37072
(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 23rd day of April, 19 99

Duncan D. St. Clair

Bonnie K. St. Clair

LEGAL DESCRIPTION CONTINUATION

Being the same property conveyed to Duncan D. St. Clair, by deed from James W. Chatham, Sr. and wife, Florence H. Chatham, of record in Book 10174, Page 143 and re-recorded in Book 10234, Page 207, Register's Office for Davidson County, Tennessee.

Bonnie K. St. Clair joins in this conveyance to relinquish any and all right, especially marital rights, which she may have in said property by virtue of her marriage to Duncan D. St. Clair.

0579354
IDENTIF. & REFERENCE
99 APR 28 AM 8:51.
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

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 Duncan D. St. Clair and wife, Bonnie K. St. Clair

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 Goodlettsville, Tennessee, this 23rd day April 1999.

Commission expires 12-27-99

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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

7589 04/23 0101 03CHECK 4847
710-90

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11450 PG. 164

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

0579354

IDENTIFICATION REFERENCE

99 APR 28 AM 8:51

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CHKT	
	188000.00
CON TX	695.90
PRFEE	1.00
MDEED	12.00
CFEE	2.00
TOTAL	710.90
CHECK	710.90

04/28/99 01 08:53 0001 7989

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1477912