Mail

This Instrument Prepared By:

Brenda Franks Hale, Attorney
HALE AND HALE, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

BOOK 11459 PG. 927

NEW OWNER:

Russell H. Nunnally and
Jamie S. Gross
915 B Russell St.
Nashville, TN 37206

SEND TAX BILL TO: SAME

MAP & PARCEL

154-00-0 132.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $50,500.00.

Russell H. Nunnally
AFFIANT

Sworn to and subscribed before me this 30th day of April, 1999.

BRENDA FRANKS HALE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN

NOTARY PUBLIC

My Commission Expires: 4/22/2001

My Commission Expires
April 22, 2001

99 MAY -4 AM 8:18

058925

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, MICHAEL S. HIGGINS and wife, JENNIFER A. PIETENPOL, hereinafter called the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto RUSSELL H. NUNNALLY, unmarried, and JAMIE S. GROSS, unmarried, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

FOR COMPLETE LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO, WHICH IS INCORPORATED HEREIN BY REFERENCE AS FULLY AS IF SET FORTH HEREIN VERBATIM.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTORS do covenant with the said GRANTEES 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, except as follows:

1. Davidson County taxes for the year 1999 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 154-00-0 132.00

2. All matters appearing on the plan of Poplar Creek Highland Subdivision of record in Plat Book 6200, page 627, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants of record in Book 7511, page 33, said Register's Office.

4. Subject to a non-exclusive 20-foot ingress and egress easement leading to Griffith Road, located in part of Tract 2 and shown on said plat and located in part on the easterly and southerly borders of Helen W. Neal property of record in Book 7284, page 858, RODC, and partly described in a Mutual Grant of Easement of record in Book 6829, page 256, said Register's Office.

5. Easement for Ingress and Egress and Installation and Maintenance of Sewage Disposal Area of record in Book 11050, page 440, said Register's Office.

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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

This unimproved property is known as 8621 Griffith Road, Nashville, Tennessee 37221.

WITNESS our hands this 30th day of April, 1999 in Franklin, Tennessee.

MICHAEL S. HIGGINS

JENNIFER A. PIETENPOL

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 Michael S. Higgins and wife, Jennifer A. Pietenpol, the bargainors, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of April, 1999.

Notary Public

My commission expires: 4/22/2001

BRENDA FRANKS HALE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN

mission Expires
22, 2001

EXHIBIT "A"

Property Description

A tract of land lying wholly within the 2nd Civil District of Davidson County,Tennessee, and being tract 1 of the Poplar Creek Highland Subdivision of record in Book6200, Page 627, in the Register's Office for Davidson County, Tennessee, being Parcel 132of Map 154, Assessor's Office, and further described as follows:

Beginning at a monument in the easterly margin of Griffith Road, being thenorthwest corner of tract 2 of the Poplar Creek Highland Subdivision; thence with the easterly margin of Griffith Road north 38° 57' 47" west 292.45 feet to a monument; thence with a curve to the right having the following characteristics: delta = 60° 49' 19", radius = 379.20 feet, arc = 402.54 feet, tangent = 222.57 feet, chord = north 08° 33' 08" west 383.90 feet to a monument near the intersection of Griffith Road and Poplar Creek Road; thence with a curve to the right having the following characteristics: delta = 96° 44' 42", radius = 25.00 feet, arc = 42.21 feet, tangent = 28.13 feet, chord = north 70° 13' 53" east 37.37 feet to a monument in the south line of Poplar Creek Road; thence leaving Griffith Road and with the south margin of Poplar Creek Road and a curve to the right having the following characteristics: delta = 09° 13' 56", radius = 968.67 feet, arc = 156.08 feet, tangent = 78.21 feet, chord = south 56° 46' 49" east 155.91 feet to a monument; thence south 52° 09'51" east 261.97 feet to a monument; thence with a curve to the left having the following characteristics: delta = 14° 28' 52", radius - 872.19 feet, arc = 220.44 feet, tangent = 110.81 feet, chord = south 59° 24' 17" east 219.85 feet to a monument; thence south 66°38' 43" east 20.73 feet to an iron, being the northeast corner of tract 2 of Poplar Creek Highland Subdivision; thence leaving Poplar Creek Road and with the north line of tract 2 south 53° 16' 52" west 423.90 feet to the point of beginning, containing 4.16 acres, more or less, according to the plat described above.

Together with an easement for sewage disposal system and a field line access easement located on tract 2 of Poplar Creek Highland Subdivision as shown on plat of record in Book 6200, page 627, Register's Office for Davidson County, Tennessee.

Together with a non-exclusive twenty foot ingress/egress easement leading to Griffith Road, located in part on the said tract 2 and shown on the said plat, and located in part along the easterly and southerly borders of the Helen M. Neal property of record in Book 7284, page 858, said Register's Office, and partly described in a Mutual Grant of easement of record in Book 6829, page 256, said Register's Office.

Being the same property conveyed to Michael S. Higgins and wife, Jennifer A. Pietenpol by deed from Daniel H. Beck and wife, Joan C. Beck, of record in Book 10028, page 508, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11459 PG. 930

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

0581925

INSTR. # REFERENCE

99 MAY -4 AM 8:18

J.L.B. REGISTER
DAVIDSON COUNTY, TN.

CASH 30500-00
CO TX 150.55
PRFEE 1.00
MOFEE 11.00
CFEE 2.70
TOTAL 201.55
CHECK 201.55
05/04/99 01 08:21 0001 0711

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1455403