WARRANTY DEED

BOOK 11468 PG. 628

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Union Planters Bank N.A
by James D. Hamm, CVP
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MAY, 1999.

Marie J. Goodell
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nuyens Family, LP	NationsBank, N.A.	133-01-05
(NAME)	(NAME)	
4035 Nolensville Pike	One NationsBank Plaza	06DU00250
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37239	
(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, **UNION PLANTERS BANK, NATIONAL ASSOCIATION**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NUYENS FAMILY, L.P.**, 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:

LAND in Davidson County, Tennessee, being Lot no. 2 on the plan of the Wallace Commercial Subdivision, of record in Book 4470, Page 163, Register's Office for said County, described as follows:

BEGINNING at a concrete monument in the southerly margin of Welshwood Drive, the common corner of Lots No. 1 and No. 2 in said subdivision; thence with said margin of Welshwood Drive, N 76 degrees 51' 50" E a distance of 126.87 feet to a concrete monument, the beginning of a curve to the right; thence with said curve having a radius of 25 feet, southeastwardly a distance of 37.63 feet to a concrete monument in the westerly margin of Nolensville Road; thence with said margin of Nolensville Road, S 16 degrees 47' E a distance of 75.03 feet to a point; thence S 75 degrees 55' 38" W a distance of 150 feet to a point; thence N 16 degrees 53' 47" W a distance of 100.95 feet to the point of beginning.

Being the same property conveyed to Union Planters Bank of Middle Tennessee, N.A. by deed from James D. Wallace, unmarried of record in Book 10312, Page 73 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 4035 Nolensville Road, Nashville, TN 37211
(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.

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

05-7-99 11:42:50 RECEIVED FOR RECORD

05883988

IDENTIFICATION REFERENCE

99MAY-7 AM 9:18

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

Witness our hands this 5th day of May, 1999.

Union Planters Bank, N.A.

By: Bruce E Hammond

Bruce E. Hammond

Exec Vice President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Bruce E. Hammond with whom I am personally acquainted and who upon his oath acknowledged himself to be the Executive Vice President of Union Planters Bank, National Association, the within named bargainor, a corporation, and that he as such Executive Vice President being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Bruce E. Hammond as such Executive Vice President.

Witness my hand and official seal at Nashville, Tennessee this 5th day of May, 1999.

MARIE J. YANDELL NOTARY PUBLIC AT LARGE DAVIDSON CO.

Commission expires:

November 24, 2001

Marie J Yandell

Notary Public

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **11468** PG. **630**

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

0583988

IDENTIFICATION REFERENCE

99MAY-7 AM 9:18

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	315000.00
CON TX	1165.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1176.50
CHECK	1176.50

05/07/99 01 09:21 0001 2878

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1457546