WARRANTY DEED

BOOK 11483 PG. 393

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

William Saunders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MAY, 1999.

Elizabeth E Triplett
Notary Public

MY COMMISSION EXPIRES: May 20, 2003
(AFFIX SEAL)

NOTARY PUBLIC
ELIZABETH E. TRIPLETT
DAVIDSON COUNTY, TENN.
AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Saunders	First American National Bank	
(NAME) 6145 Hillsboro Pike	(NAME) First American Center	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37209	
(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, Sanford S. Webb, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Saunders and wife Abbe J. Saunders, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as

6145 Hillsboro Pike, Nashville, TN 37215
(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.

99 MAY 18 PM 12:43
REGISTER
DAVIDSON COUNTY, TN.
REC. FEE 866.00
5882980

Witness my/our hand(s) this 14th day of May, 1999.

Sanford S. Webb

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 Sanford S. Webb the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5/14/99.

Commission expires: 5.26.2002

Notary Public

ELIZABETH E. TRIPLETT
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY, TENN.

BOOK 11483 PG. 410

Legal Description

Being a 2.830 more or less acre tract of land lying in the 34th Councilmanic District of Davidson County, Tennessee, and being the same property conveyed to Sanford S. Webb and wife, Beverly W. Webb, as evidenced by deed of record in Deed Book 5644, page 211, Register's Office Davidson County, Tennessee, and being the same properties conveyed to Sanford S. Webb as evidenced by deeds of record in Deed Book 11135, page 822, and Deed Book 11223, page 822, said Register's Office, and being more particularly described as one tract, as follows:

Beginning at an iron pin found in the westerly margin of Hillsboro Pike, (80' right-of-way) said iron pin being the most northeasterly corner of the Jean F. Grissim Property of record in Deed Book 6376, page 857, Register's Office Davidson County, Tennessee, said point lying 262 feet, more or less, northerly from the right-of-way return of Chickering Lane;
Thence with the northerly line of said Grissim Property,
North 57 Degrees 57 Minutes 00 Seconds West a distance of 520.38 Feet to an iron pipe (old);
Thence with the westerly line of the Sanford S. Webb Property of record in Deed Book 11223 page 822, said Register's Office, said line severing the Sequoia Club Property of record in Deed Book 2640, page 597, said Register's Office,
North 28 Degrees 50 Minutes 00 Seconds East a distance of 20.00 Feet to an iron pipe (old);
Thence with the northerly line of said Sequoia Club Property,
North 57 Degrees 57 Minutes 00 Seconds West a distance of 98.90 Feet to an iron pin (new);
Thence with the easterly line of the Sequoia Club Property of record in Deed Book 3434, page 154, said Register's Office, and closely following an existing fence line,
North 30 Degrees 04 Minutes 00 Seconds East a distance of 203.74 Feet to an iron pin (new) set in the southerly line of the Erich B. Gross et ux Property of record in Deed Book 5074, page 211, said Register's Office;
Thence with the southerly line of said Gross Property,
South 53 Degrees 57 Minutes 05 Seconds East a distance of 633.05 Feet to a nail set in a tree on the westerly margin of Hillsboro Pike;
Thence with said margin of Hillsboro Pike, around a curve to the left having a central angle of 01 Degrees 50 Minutes 09 Seconds, a radius of 5617.35 Feet, an arc distance of 180.00 Feet, a chord bearing and distance of South 36 Degrees 31 Minutes 43 Seconds West, 179.99 Feet to the point of beginning containing 123,266 square feet or 2.830 acres, more or less.

Being the same property conveyed to Sanford S. Webb and wife Beverly W. Webb of record in Book 5644, Page 211, Register's Office for Davidson County Tennessee.
Beverly W. Webb having since died.
This conveyance is subject to any and all existing restrictions and easements of record.

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 _____

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 11483 PG. 401

0588298

REFERENCE

99 MAY 18 P1:12:43

REGISTER
DAVIDSON COUNTY, TN.

CO T	230000.00
CON TX	351.00
PRFEE	1.00
WDEED	12.00
CFFT	2.00
TOTAL	866.00
CHECK	866.00

05/18/99 01 12:46 0001 7453

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1462073