RECORDERS MEMO
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BOOK 11509 PG. 199

STATE OF TENNESSEE
COUNTY OF DAVIDSON

47

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Beth Ann Seasly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May 19 99

Notary Public

MY COMMISSION EXPIRES: 1-27-99
(AFFIX SEAL)

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
Beth Ann Seasly (NAME)	Guaranty Trust Company (NAME)	MAP 5
8281 Greenbrier Road (ADDRESS)	640 Broadmor Boulevard (ADDRESS)	PARCEL 3.07
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (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, Deborah Diane McNeill Watts and Connie Lynn McNeill Miller and William Herman McNeill, Jr. Devisees of Melvin A. Baker, Deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Beth Ann Seasly, Unmarried

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 in the 14th Civil District of Davidson County, Tennessee, said tract being a portion of that property which was conveyed to Melvin A. Baker, et ux, by Robert J. John, et al, in a deed of record which is recorded in Deed Book 5746, Page 46, Register's Office for Davidson County, Tennessee, and that property which was conveyed to Bonnie R. Hall McNeal Baker, el vir, by Tom G. Coleman, Jr., Trustee, in a Quitclaim deed of record which is recorded in Deed Book 5288, Page 958, Register's Office for Davidson County, Tennessee, as follows, to-wit:

Beginning at a point at the intersection of the center line of Greenbrier Road and Forbes Road (private), the northeast corner of a tract of land which belongs to George H. Montgomery, having a deed reference in Deed Book 6815, page 638, Register's Office for Davidson County, Tennessee, the southeast corner of this tract and continuing with the boundary of said tract of land which belongs to George H. Montgomery and the center of Forbes Road, as follows: N 65° 20' 31" W, 305.41 feet to a point; thence, N 64° 44' 25" W, 30.00 feet to a point in the center of Forbes Road, in the northerly boundary of said tract of land which belongs to George H. Montgomery; thence with a new line, as follows; N 18° 21' 01" E, passing a pipe (old) at 10.50 feet and continuing in all 197.20 feet to a 6 inch tree; thence, N 34° 03' 20" E, 140.72 feet to an iron pin (new); thence, S 77° 33' 40" E, 215.33 feet to an iron pin (old) in the westerly margin of Greenbrier Road, thence, N 83° 19' 58" E, 24.73 feet to a point in the center of Greenbrier Road; thence with the center of Greenbrier Road, as follows: S 10° 36' 01" E, 83.50 feet to a

CONTINUED

This is improved (X) property, known as 8281 Greenbrier Road, Joelton, TN 37080 unimproved ( )
(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 28th day of May 19 99

X Deborah Diane McNeill Watts
Deborah Diane McNeill Watts

X William Herman McNeill Jr.
William Herman McNeill, Jr.

X Connie Lynn McNeill Miller
Connie Lynn McNeill Miller

LEGAL DESCRIPTION CONTINUATION

point; thence with a curve to the right, having a radius of 373.00 feet an arc distance of 298.36 feet and a chord bearing of S 12° 18' 53" W, 290.47 feet to a point; thence, S 35° 13' 47" W, 42.37 feet to the point of beginning, containing 2.80 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, TN, 37172, March 10, 1999.

The above described tract of land may be found on Tax Map 5, Parcel 3.07 in the Tax Assessor's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Bonnie R. Hall Baker and husband, Melvin A. Baker, by quitclaim deed of record in Book 5288, Page 958, Register's Office for Davidson County, Tennessee. The said Bonnie Ruth Hall Baker having preceased Melvin A. Baker. By Last Will and Testament of Melvin A. Baker of record in Will Book 225, page 629, Probate Court of Davidson County, Tennessee, property was devised to Deborah Diane McNeill Watts, Connie Lynn McNeill Miller and William Herman McNeill, Jr.

Bonnie R. Hall Baker being one and the same person as Bonnie Ruth Hall Baker.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11509 PG. 201

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah Diane McNeill Watts and Connie Lynn McNeill Miller and William Herman McNeill, Jr.

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 28th day of May, 1999.

Commission expires 12-27-99

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

0595045
DEED OF REFERENCE
99 JUN -3 PM 1:26
ILL. REGISTER
DAVIDSON COUNTY, TN.
#612 06/03 0101 03CHECK 533.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11509 PG. 202

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

0595045
INSTRUMENT # REFERENCE

99 JUN -3 PM 1:26

BILL GARRETT, REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	140000.00
CON TX	518.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	533.00
CHECK	533.00

06/03/99 01 13:29 0001 4612

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1469126