47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 10,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/23/02
(AFFIX SEAL)

BOOK 11509 PG. 238

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	New Owner	MAP 5
(NAME)	(NAME)	
8281 Greenbrier Road		PARCEL 38
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(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, 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, an unmarried person

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 Tract No. 4, described according to a survey by J. Bruce Rainey, Surveyor #823, dated 8/30/79 and revised 2/18/80 and known as Job No. 79.181, as follows:

BEGINNING at an iron pin on the westerly margin of Greenbrier Road, said point of beginning being the southeast corner of this tract and northeast corner of the Bonnie R. Baker land of record in Deed Book 5288, page 958, said Register's Office, thence with Baker's line S 74 deg. 04 min. 20 sec. W. 267.96 feet to an iron pin; thence continuing with Baker's line S 06 deg. 04 min. 20 sec. West 250 feet to a point in the center of Forbes Road (Private); thence with the center of said Private Road N. 72 deg. 26 min. 12 sec. W. 567.73 feet to a point; thence leaving the center of said Private Road N. 09 deg. 13 min 06 sec. E 172.74 feet to a point; thence N 68 deg. 19 min. 00 sec. E passing the center of an ingress and egress easement at approximately 381.92 feet in all 640.92 feet to an iron pin on the westerly margin of said Greenbrier Road; thence with the margin of said Road (25 feet from the centerline) S 39 deg. 20 min. 35 sec. E 253.72 feet to an iron pin; thence continuing with the margin of said Road and a curve to the right having a radius of 425.28 feet and a long chord of 73.06 feet, said chord having a bearing of S 34 deg. 25 min 41 sec. E, a distance along the curve of 73.16 feet to the point of beginning, containing 5.74 acres, more or less.

INCLUDED in the above-described property, but expressly EXCLUDED from this

CONTINUED

This is unimproved (X) improved ( ) property, known as 5 acre tract, Greenbrier Road, Joelton, TN 37080
(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

Deborah Diane McNeill Watts

William Herman McNeill, Jr.

Connie Lynn McNeill Miller

LEGAL DESCRIPTION CONTINUATION

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conveyance is the following described land:

The following paragraph describes 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.

Beginning at an iron pin (old) in the westerly margin of Greenbrier Road, said iron pin being located from a point in the center of Greenbrier Road, the northeast corner of a tract of land which belongs to Bonnie Ruth Baker, having a deed reference in Deed Book 5288, Page 958, Register's Office for Davidson County, Tennessee, S 83 deg. 19' 58" W, 24.73 feet to the point of beginning, the northeast corner of this tract and continuing, as follows: with the boundary of said tract of land which belongs to Bonnie Ruth Baker, S 83 deg. 19' 58" W, 250.00 feet to a point; thence S 24 deg. 30' 20" W, 240.00 feet to a pipe (old) in the westerly boundary of said tract of land which belongs to Bonnie Ruth Baker; thence with a new line, as follows: N 18 deg. 21' 01" E, 186.70 feet to a 6 inch tree; thence N 34 deg. 03' 20" E, 140.72 feet to an iron pin (new); thence, S 77 deg. 33' 40" E, 215.33 feet to the point of beginning, containing 0.27 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 38 in the Tax Assessor's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Melvin A. Baker, and wife, Bonnie R. Baker, by deed of record in Book 5743, Page 46, Register's Office for Davidson County, Tennessee. The said Bonnie R. Baker having predeceased Melvin A. Baker. Melvin A. Baker having since died and pursuant to his Last Will and Testament of record in Will Book 225, Page 629, Probate Court for Davidson County, Tennessee, property was devised to Deborah Diane McNeill Watts, Connie Lynn McNeill Miller, and William Herman McNeill, Jr.

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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 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 19 99

Commission expires 3/23/02

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

0595054
RECORDED IN REGISTER'S OFFICE
99 JUN-3 PM 1:35
REGISTER
DAVIDSON COUNTY, TN.
52.00 06/03 0101 02CHECK
4623

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0595054

INDEXING REFERENCE

99 JUN -3 PM 1:35

REGISTER
DAVIDSON COUNTY, TN.

CAMT	10000.00
CON TX	37.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	52.00
CHECK	52.00

06/03/99 01 13:38 0001 4621

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1469135