BOOK 11511 PG. 509

9817

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Steven Broyles
Affiant

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

Notary Public

MY COMMISSION EXPIRES:

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS: Steven Broyles	SEND TAX BILLS TO: NEW OWNER	MAP-PARCEL NUMBERS P/O 164-00-62
(NAME) 3469 Hamilton Church Road	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Antioch, TN 37013	(STREET ADDRES)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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 OF WHICH IS HEREBY ACKNOWLEDGED, WE, Richard C. Wallace, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven Broyles

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 exhibit A attached hereto and made a part hereof.

0595623

BOOKING & REFERENCE

99 JUN -4 AM 8:42

REGISTER
DAVIDSON COUNTY, TN.

5218 06/04 0101 03CHECK 496.00

This is improved property known as 3469 Hamilton Church Road, Antioch, TN 37013

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 his hand this 28th day of May, 19 99.

Richard C. Wallace
Richard C. Wallace

9817

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

Richard C. Wallace, unmarried

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 28th day of May, 19 99.

My commission expires _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires SEPT. 23, 2000

File No.: 9827

ATTACHMENT

Land in Davidson County, Tennessee, described as follows:
Beginning at an iron pin on the southerly margin of Hamilton Church Road; Thence with said margin and a curve to the right (having a central angle of 05 deg. 37 min. 45 sec. a radius of 2209.20 feet, a tangent of 108.61 feet and a chord bearing and distance of south 82 deg. 62 min. 07 sec. East, 216.96 feet) a distance of 217.04 feet to an iron pin; Thence, leaving said margin, South 00 deg. 42 min. 43 sec. East, 91.29 feet to an iron pin: Thence, South 01 deg. 24 min.0 sec. West, 497.12 feet to an iron pin; Thence, North 88 deg. 36 min. 00 sec. West, 219.29 feet to an iron pin; Thence, North 01 deg. 24 min. 00 sec. East, 609.70 feet to the point of beginning, containing 131,557.813 square feet or 3.020 acres, according to survey by Phillip E. Holmes, Jr., R.L.S.

BEING a portion of the same property conveyed to Richard C. Wallace, unmarried by deed from Lawrence N. Ponteri, Single, filed of record in Book 10798, page 368, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

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 11511 PG. 512

0595623

IDENTIFICATION REFERENCE

99 JUN -4 AM 8:42

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	130000.00
CON TX	481.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	496.00
CHECK	496.00

06/04/99 01 08:45 0001 5218

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1469725