THIS INSTRUMENT PREPARED BY
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

BOOK 11525 PG 811

OUR FILE NUMBER R 8593

MAP/GROUP/PARCEL
024 00 0/074 00

NEW OWNER'S NAME AND ADDRESS:
Carole O. Winn, an unmarried woman
753 Dry Creek Road
Goodlettsville, Tennessee 37072

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Carl Shannon, and wife, Judy Shannon, hereinafter called Grantors, do hereby transfer and convey unto Carole O. Winn, an married woman, her heirs and assigns, hereinafter called Grantee, property described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

The subject property is improved property commonly known as 753 Dry Creek Road, Goodlettsville, Tennessee.

BEING the same property conveyed to grantors herein by deed of record in Book 8297, Page 472, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Carl Shannon

Judy Shannon

95 JUN 14 AM 8:57

05992216

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

REFERENCE

3564 Cov14 0101 03CHECK 658.00

Situate in the 10th Civil District of Davidson County, Tennessee, identified as Tract 6 on a boundary and tract survey of Swift Hollow Road, dated August 3, 1989 by Joe M. Cummings, Registered Land Surveyor No. 1513, Job No. 89-046) as follows:

TRACT NO. 6:
BEGINNING at a point in the margin of Dry Creek Road, (said point being the Southeast corner of this tract and the Southwest corner of the property conveyed to Frances R. Brown, by deed of record in Book 5676, page 651, Register's Office for Davidson County, Tennessee); thence with said margin of said road on a curve having a delta angle of 15° 56' 39", a radius of 635.65 feet, a tangent of 89.02 feet for a length of 51.48 feet to a point; thence North 0° 31' 37" East, 145.59 feet to a point; thence South 65° 52' 54" West 199.83 feet to a point; thence North 0° 31' 38" East, 538.85 feet to a point; thence North 84° 55' 37" West, 294.29 feet to a point; thence North 8° 45' 10" East, 98.54 feet to a point in the line of the property conveyed to William Lane et ux, by deed of record in Book 3984, page 858, said Register's Office; thence North 76° 00' 00" East 535.49 feet to an iron pin in the line of the property conveyed to Robert F. Cope et ux, by deed of record in Book 5719, page 648, said Register's Office; thence with the line of Cope, South 1° 04' 49" West, 349.92 feet to a point; thence with the line of the property conveyed to Francis R. Brown, by deed of record in Book 5676, page 651, said Register's Office, South 0° 31' 38" West, 503.81 feet to the point of beginning, and containing 5.01 acres, more or less.

Included in this conveyance is that easement described in Book7937, Page 794, RODC, and more particularly described as follows:

A 30-foot wide easement for the purpose of ingress and egress, the centerline of which is described as follows:

BEGINNING at a point in the northerly right-of-way (25 feet from the centerline) of Dry Creek Road, said point being easterly 433.69 feet along said right-of-way from a concrete monument at the intersection of said right-of-way with the easterly boundary line of property owned by Lee A. Kies and Joni L. Hunter, of record in Deed Book 6867, page 891, in the Register's Office of Davidson County, Tennessee; thence, leaving said right-of-way with the centerline of the herein described easement as follows:
North 28 degrees 42 minutes 03 seconds West 142.42 feet, North 14 degrees 48 minutes 12 seconds East 156.10 feet, North 10 degrees 08 minutes 24 seconds East 520.98 feet, North 17 degrees 30 minutes 43 seconds East 78.16 feet, North 50 degrees 21 minutes 00 seconds East 34.54 feet, South 12 degrees 10 minutes 50 seconds East 105.38 feet to the terminus of said easement.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Carl Shannon and Judy Shannon with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained

DONE at offices in Hendersonville, TN, on this the 10th day of June, 1999

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-15-02

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $174,000.00.

Connie Q. Winn
AFFIANT

Sworn to and subscribed before me, this the 10th day of June, 1999.

NOTARY PUBLIC

My Commission Expires: 2-15-02

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

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 11525 PG. 814

05921616

RECEIPT # REFERENCE

99 JUN 14 AM 8:57

ALL TAXES PAID
REGISTER
DAVIDSON COUNTY, TN

CAPIT
174000.00
CON TX 643.00
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 658.00
CHECK 658.00

06/14/99 01 09100 0001 9084

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1473531