22

WARRANTY DEED

BOOK 11530 PG. 973

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF June 99

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
RONALD E. WALLER	SAME	22-0-119
(NAME)	(NAME)	
5544 DEER RUN ROAD		22-0-120
(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, MARTHA R. SWAH AND NANCY R. BURTON, **AS TENANTS IN COMMON**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD E. WALLER AND WIFE, DEBORA L. WALLER

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.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: SURVEY REFERENCED IN EXHIBIT "A"

unimproved (X)
This is improved ( ) property, known as 291 AC+- CLAYLICK 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 15th day of June 19 99

Martha R. Swah
MARTHA R. SWAH

Nancy R. Burton
NANCY R. BURTON

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 MARTHA R. SWAH AND NANCY R. BURTON

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 NASHVILLE, Tennessee, this 15th day of June 1999.

Commission expires May 27, 2001

I. DYKE TATUM
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

060638
IDENTIFICATION
CLARENCE
99 JUN 16 PM 2:41
REGISTER
DAVIDSON CO., TN.
CHECK 0101 03/16/99 0636 855.50

EXHIBIT "A"

BOOK 11530 PG. 975

PROPERTY DESCRIPTION
PARCELS 119 & 120, TAX MAP 22
DAVIDSON COUNTY, TENNESSEE

Beginning at an iron pin in the southerly margin of Claylick Road, said pin being in the northerly margin of the property conveyed to Nole M. Moon and wife, Judy G. Moon, of record in Deed Book 5094, Page 800, of the Register's Office of Davidson County, Tennessee;

Thence, with the southerly margin of Claylick Road, along a curve with a central angle of 19° 12' 46", a radius of 733.30 feet, and a chord bearing of North 57° 13' 22" East, 244.75 feet, a total distance of 245.90 feet to an iron pin;

Thence, North 47° 36' 59" East, 132.27 feet to an iron pin;

Thence, South 42° 23' 01" East, 71.19 feet to an iron pin;

Thence, North 47° 36' 59" East, 38.50 feet to a Tennessee Department of Transportation right of way monument;

Thence, along a curve to the right with a central angle of 23° 32' 52", and a radius of 479.96 feet, a distance of 197.26 feet to an iron pin;

Thence, South 87° 18' 22" East, 561.09 feet to an iron pin;

Thence, North 72° 25' 02" East, 208.81 feet to an iron pin;

Thence, South 59° 37' 22" East, 343.52 feet to an iron pin;

Thence, South 68° 57' 44" East, 446.00 feet to an iron pin;

Thence, South 82° 58' 33" East, 83.67 feet to an iron pin, said pin being at the northwest corner of the property conveyed to Cynthia Denise Hicks, of record in Deed Book 10340, Page 329, of the Register's Office of Davidson County, Tennessee;

Thence, leaving the southerly margin of Claylick Road, South 12° 28' 40" West, 517.60 feet to an iron pin;

Thence, South 32° 28' 40" West, 54.75 feet to an iron pin;

Thence, South 2° 43' 17" West, passing an iron pin at 362.28 feet, a total distance of 1,593.72 to an iron pin at the southwest corner of the property conveyed to Robert E. Hicks, of record in Deed Book 6878, Page 492, of the Register's Office of Davidson County, Tennessee;

BRIGGS ENGINEERING CO., INC. Engineering - Surveying - Land Planning
9000 Church Street East, Building A - Suite 109, Brentwood, TN 37027
(615) 377-9418 Fax (615) 377-9252

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

Thence, South 5° 08' 49" West, 2,148.63 feet to an iron pin at the northeast corner of the property conveyed to Gilbert Fox, of record in Deed Book 3996, Page 316, of the Register's Office of Davidson County, Tennessee;

Thence, with Fox's northerly margin, North 84° 51' 11" West, 1,667.45 feet to an iron pin;

Thence, North 80° 51' 11" West, 412.50 feet to an iron pin;

Thence, South 31° 52' 13" West, 765.00 feet to an iron pin;

Thence, South 84° 23' 34" West, 787.88 feet to an iron pin;

Thence, South 16° 23' 06" West, 542.55 feet to an iron pin at the northeast corner of the property conveyed to James D. Burton, of record in Deed Book 1726, Page 449, of the Register's Office of Davidson County, Tennessee;

Thence, with Burton's northerly margin, North 77° 37' 53" West, 1,108.22 feet to a metal cap in a creek bed, said cap being in the southerly margin of the David Wade Subdivision, of record in Plat Book 6200, Page 006 of the Register's Office of Davidson County, Tennessee;

Thence, with the southerly margin of said Wade Subdivision, North 32° 33' 39" East, 285.27 feet to an iron pin at the southwest corner of the property conveyed to Fletcher & Tracy Boling, of record in Deed Book 9666, Page 960, of the Register's Office of Davidson County, Tennessee;

Thence, with Fletcher's property, North 50° 07' 07" East, 119.28 feet to an iron pin;

Thence, North 21° 18' 02" West, 574.88 feet to an iron pin;

Thence, North 28° 15' 04" West, 147.44 feet to an iron pin at the southeast corner of the property conveyed to G. Richard Scott, of record in Deed Book 7465, Page 818, of the Register's Office of Davidson County, Tennessee;

Thence, with Scott's easterly margin, North 28° 17' 00" West, 231.82 feet to an iron pin;

Thence, North 50° 36' 26" West, 1,028.89 feet to an iron pin;

Thence, North 13° 50' 20" West, 436.90 feet to an iron pin;

Thence, North 53° 05' 20" West, 121.40 feet to an iron pin in the southerly margin of the property conveyed to E. Wayne & Thelma Winters, of record in Deed Book 10428, Page 144, of the Register's Office of Davidson County, Tennessee;

Thence, South 83° 08' 44" East, 2,461.18 feet to an iron pin at the southeast corner of the property conveyed to Noie M. Moon and wife, Judy G. Moon, of record in Deed Book 5094, Page 800, of the Register's Office of Davidson County, Tennessee;

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Thence, with Moon's property, North 9° 06' 16" East, 3,143.61 feet to an iron pin.

Thence, North 77° 54' 07" East, 275.84 feet to the point of beginning, containing 353.90 acres.

BEING A PORTION OF THE PROPERTIES CONVEYED TO MARTHA R. SWAH AND NANCY R. BURTON, AS TENANTS IN COMMON, RESERVING ELIZABETH F. REDING A LIFE ESTATE, BY DEED FROM ELIZABETH F. REDING, OF RECORD IN BOOK 8449, PAGE 517 AND IN BOOK 10307, PAGE 422, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID ELIZABETH F. REDING IS NOW DECEASED.

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(615) 377-9418 Fax (615) 377-9252

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11530 PG. 978

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

0600638

INSTRUMENT #/REFERENCE

99 JUN 16 PM 2:41

REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	225000.00
CON TX	832.50
PRFEE	1.00
WDEED	20.00
CFEE	2.00
TOTAL	855.50
CHECK	855.50

06/16/99 01 14:45 0001 0636

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1479235