# WARRANTY DEED

BOOK 11597 PAGE 875

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 1999.

Notary Public

MY COMMISSION EXPIRES: 1-27-2001

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| B J Home Builders, Inc. | SAME | 103-2-85 |
| (NAME) | (NAME) | |
| 839 Summerly Drive | | 103-2-86 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | | |
| (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, Howard Birdwell, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO B J Home Builders, Inc., HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, TWO TRACTS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee and being **Lot Three** as shown on the Plan entitled "Demoss Subdivision" as recorded in Plat Book 9700, Page 116, R.O.D.C., Tennessee and being described according to a survey dated December 19, 1995 and prepared by Kevin L. Birdwell, R.L.S. No. 1797, 4060 Carters Creek Pike, Franklin, TN. 37064, telephone (615) 791-0980 and being more particularly described as follows:

BEGINNING at an iron pin set in the west right-of-way line of Demoss Road, a 50 foot wide right-of-way, said pin lying 20 feet west of the centerline of said road and said pin also being the common easterly corner of Lot Three and Four of said Demoss Subdivision; thence

With the west right-of-way line of Demoss Road, S5 degrees 37'49"E, 50.00 feet to an iron pin set at the northeast corner of Lot Two of said Demoss Subdivision; thence

Leaving said west right-of-way line and with the north line of Lot Two, S76 degrees 26'24"W, 102.74 feet to an iron pin set; thence

Continuing with the north line of Lot Two, S71 degrees 16'31"W, 50.63 feet to an iron pin set at the northwest corner of Lot Two, said pin also being in the east line of Lot Four; thence

With the east line of Lot Four, N21 degrees 30'00"W, 39.55 feet to an iron pin set; thence

With a south line of Lot Four, N71 degrees 17'30"E, 166.19 feet to the point of beginning and containing 6825 square feet or 0.16 acres more or less.

BEING part of the same property conveyed to Howard Birdwell by Quitclaim Deed of record in Book 10562, Page 110, Register's Office for Davidson County, Tennessee.

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee and being **Lot Four** as shown on the plan entitled "Demoss Subdivision" as recorded in Plat Book 9700, Page 116, R.O.D.C., Tennessee and being described according to a survey dated December 19, 1995 and prepared by Kevin L. Birdwell, R.L.S. No. 1797, 4060 Carters Creek Pike, Franklin, TN 37064, telephone (615) 791-0980 and being more particularly described as follows:

BEGINNING at an iron pin set in the west right-of-way line of Demoss Road, a 50 foot wide right-of-way, said pin lying 20 feet west of the centerline of said road and also being in the southerly line of Briley Parkway Associates property as recorded in Deed Book 4419, Page 586, R.O.D.C., Tennessee and being the northeast corner of the herein described tract of land; thence

With the west right-of-way line of Demoss Road, S5 degrees 37'49"E, 50.00 feet to an iron pin set at the northeast corner of Lot Three of said Demoss Subdivision; thence

Leaving said west right-of-way line and with the north line of Lot Three, S71 degrees 17`30``W, 166.19 feet to an iron pin set at the northwest corner of Lot Three; thence

With the west line of Lot Two and Three of said Demoss Subdivision, S21 degrees 30`00``E, 102.00 feet to an iron pin set; thence



With the west line of Lot Two and One of said Demoss Subdivision, S28 degrees 32`51``E, 102.57 feet to an iron pin set at the southwest corner of Lot One, said pin being in the north line of the Thomas W. Hibbett property as recorded in Deed Book 9131, Page 618, R.O.D.C., Tennessee; thence

With the north line of the Hibbett property, S67 degrees 07`27``W, 277.49 feet to an iron pin set; thence

Continuing with the north line of the Hibbett property, N21 degrees 32`05``W, 98.75 feet to an iron pin found; thence

Continuing with the north line of the Hibbett property, S68 degrees 56`58``W, 400.00 feet to an iron pin set in the east line of the Gillet Broadcasting of Tennessee Inc. property as recorded in Deed Book 7680, Page 416, R.O.D.C., Tennessee; thence

With the east line of the Gillet Broadcasting of Tennessee Inc. property, N5 degrees 20`33``W, 154.68 feet to an iron pin found at the southeast corner of the aforementioned Briley Parkway Associates property; thence

With the south line of the Briley Parkway Associates property, N68 degrees 30`00``E, 801.49 feet to the point of beginning and containing 130,636 square feet or 2.99 acres more or less.

BEING part of the same property conveyed to Howard Birdwell by Quitclaim Deeds of record in Book 10562, Page 110 and Book 11597, Page 873, Register's Office for Davidson County, Tennessee.

9895 07/30 01:01 03CHECK 214.50

unimproved ☒
This is improved ☐ property, known as 100 Demoss Road, Nashville, TN 37209
(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 my/our hand(s) this 28th day of July, 1999.

Howard Birdwell

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 Howard Birdwell, 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 July, 1999.

Commission expires: 1-27-2001

Notary Public

99 JUL 30 PM 8:30
RECEIVED
JILL GARRETT REGISTER
DAVIDSON COUNTY, TN.
IDENTIF. + REFERENCE
061851.6

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 11597 PAGE 877

| | | | | | |
|---|---|---|---|---|---|
| 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 |

06185116
IDENTIF. # REFERENCE

99 JUL 30 PM 8:30

ALL STATE TAX REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 55000.00 |
| CON TX | 203.50 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 214.50 |
| CHECK | 214.50 |

07/30/99 01 20:35 0001 9895

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1498130