20-A

BOOK 11619 PAGE 517

WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Ray Allen, et ux Judy Allen	SAME	030-033
1620 Peerman Drive		
Nashville, Tennessee		
37206		

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $28,000.00.

Ray A Allen
Affiant

Sworn to and subscribed before me this the 23 day of August, 1999.

Notary Public

My Commission Expires: 3-29-2003

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Gary L. Adams hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto Ray Allen and Judy Allen, hereinafter referred to as Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEGINNING at a point on the northeasterly margin of Whites Creek Pike, said point being a common front corner with a cemetery located adjacent to the Gary L. Adam's property; thence north 63° 48' 10" west 55.77 feet to a point; thence running north along the common boundary with Lemm and Friesenhahn 16°56' 33" east, 134.73 feet to a point; thence continuing with said common line with Lemm and Friesenhahn running north 44° 54' 35" west, a distance of 325.00 feet to an iron pin set; thence north 56° 41' 00" west 486.05 feet to an iron pin set; thence north 42° 34' 59" west 227.92 feet to a iron pin set; thence north 23° 14' 19" west 230.46 feet to an existing iron pin set, said point being at the northwest corner of the Lemm and Friesenhahn property, said point being a common corner with tract owned by William D. Hudson; thence north 48° 34' 28" east 44.89 feet to a point; thence north 34°

45' 19" east 55.00 feet to a point; thence north 51° 19' 44" west 217.55 feet to a point; thence north 65° 43' 24" west 72.59 feet to a point; thence north 23° 43' 47" west 102.24 feet to a point; thence north 64° 15' 38" west 432.64 feet to a point; thence south 42° 18' 16" west 63.69 feet to a point; thence north 46° 50' 00" west 323.96 feet to a point, said line continuing along the center of a 50' joint use ingress/egress and utility easement; thence north 09° 42' 42" east 204.19 feet to a point, said line continuing along the center of a 50' joint use ingress/egress and utility easement; thence north 05° 46' 14" west 197.05 feet to a point, said line continuing along the center of a 50' joint use ingress/egress and utility easement; thence south 29° 34' 14" west 142.20 feet to the point of beginning. Containing 7.23 acres more or less.

The Grantor also conveys to the Grantee a 50 foot joint use ingress/egress and utility easement over the land owned by the Grantor;

LAND lying 50 feet to the north of the southern boundary line described as follows:

BEGINNING at a point in the northerly margin of Whites Creek Pike, said point being north 63° 48' 10" west 55.77 feet from a common point with a cemetery; thence running north along the common boundary with Lemm and Friesenhahn 16°56' 33" east, a distance of 134.73 feet to a point; thence continuing with said common line with Lemm and Friesenhahn running north 44° 54' 35" west, a distance of 325.00 feet to an iron pin set; thence north 56° 41' 00" west 486.05 feet to an iron pin set; thence north 42° 34' 59" west 227.92 feet to a iron pin set; thence north 23° 14' 19" west 230.46 feet to an existing iron pin set, said point being at the northwest corner of the Lemm and Friesenhahn property.

Being part of the same property conveyed to Gary L. Adams by deed of record in Book 5108, page 409; Book 5283, page 209; Book 6675, page 768; and deed of correction Book 11329, page 136, Register's Office for Davidson County, Tennessee.

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 successors and assigns forever, and the said Grantor covenants with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

AND the said Grantor further covenants and binds himself, and his heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 13 day of August, 1999.

Gary L Adams
GARY L. ADAMS

Mary Adams
MARY ADAMS

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 Gary L. Adams and Mary Adams, the bargainors, 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, on this the 13 day of August, 1999.

Notary Public

My Commission Expires: 3-29-2003

6117 08/13 0101 03CHECK 118.60

06243314

IDENTIF. → REFERENCE

99 AUG 13 PM 4:25

JILL G[illegible] REGISTER
DAVIDSON COUNTY, TN.

x\ashley\forms\warranty deed.wpd

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11619 PAGE 520

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

0624334

IDENTIF. ↑ REFERENCE

99 AUG 13 PM 4:25

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	28000.00
CON TX	103.60
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	118.60
CHECK	118.60

08/13/99 01 16:24 0001 6112

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1506370