BOX- 14-B

BOOK 11680 PAGE 807

Prepared By:
NEAL & HARWELL, PLC
2000 First Union Tower
150 Fourth Avenue, North
Nashville, Tennessee 37219
(615) 244-1713

# WARRANTY DEED

| ADDRESS NEW OWNERS: | SEND TAX BILLS TO: | MAP-PARCEL: |
|---|---|---|
| Aubrey Todd Harvey<br>118 Chickasaw Drive<br>Clarksville, TN 37043 | SAME | Map 97, Parcel 98<br>Map 97, Parcel 143 |

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, James Edward Burdette and wife, Agnes June Burdette, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Aubrey Todd Harvey, the GRANTEE herein, his heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO

This is improved property known as 5805 Old Hickory Boulevard, Hermitage, Tennessee 37076.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever.

GRANTORS covenant with the said GRANTEE that they are lawfully seized and of said land in fee simple, that they have good right to convey it and the same is unencumbered except for the following:

1. The 1999 real property taxes, which have been prorated and paid.

2. Easements of record in Book 4005, Page 596; Book 4499, Page 618, and Book 7642, Page 703, Register's Office for Davidson County, Tennessee.

3. All matters on the survey prepared by Arrowhead Survey, dated June 29, 1998.

GRANTORS further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to the said land to the GRANTEE, his heirs, assigns and successors, against the lawful claims of all persons whomsoever.

Whenever 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 hands this 29 day of Sept., 1999.

JAMES EDWARD BURDETTE

AGNES JUNE BURDETTE

**ACKNOWLEDGMENTS**

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me, a Notary Public in and for said County and State, James Edward Burdette and Agnes June Burdette, the within named 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 seal, at office in Nashville, Tennessee, this the 29th day of September, 1999.

Notary Public

My Commission Expires:

Nov. 27, 1999

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value whichever is greater, for this transfer is $400,000.00.

Affiant

Sworn to and subscribed before me this 29th day of September, 1999.

Notary Public

My Commission Expires:

Nov. 27, 1999

N:\Clients A-F\Burdette, James 23029\Contract Matter 10428\Other\Warranty Deed.doc

EXHIBIT "A"

Land in the 4th Civil District of Davidson County, Tennessee, described as follows:

Beginning at an concrete monument found at the intersection of the westerly right of way of Old Hickory Boulevard and the southeasterly corner of Tennessee Department of Transportation property as shown on project number IR-40-5(106)221, thence leaving Tennessee Department of Transportation property and with said right of way of Old Hickory Boulevard, S 30°07'07" E, 197.44' to an iron pin set (IPS) at the intersection of the westerly right of way of Old Hickory Boulevard and the northerly right of way of Mill Road; Thence leaving Old Hickory Boulevard and with the right of way of Mill Road the following calls: N 89°38'40" W, 85.05' to an IPS; S 29°46'00" E, 41.82' to an IPS; with a curve to the right, said curve having a radius of 100.00', a delta of 89°39'23", a length of 156.48', and a chord bearing and distance of N 74°56'19" W, 141.00' to an IPS; N 30°07'07" W, 200.00' to an IPS in the southerly line of said Tennessee Department of Transportation property; thence leaving Mill Road and with the Tennessee Department of Transportation property, S 89°07'32" E, 201.75' to the point of beginning. Containing 0.90 acres or 39,266 square feet, more or less, as surveyed by Arrowhead Survey on June 29, 1998.

Being the same property conveyed to James Edward Burdette and wife, Agnes June Burdett by deed from Exxon Corporation of record in Book 7074, page 455 and by deed from E.M. Haywood, et al. of record in Book 7935, page 392, Register's Office for Davidson County, Tennessee.

06408895

ILLEGIBLE FOR REFERENCE

99 SEP 29 PM 3:47

REGISTER
DAVIDSON CO., TN.

9838 09/29/99 0101 03HEDK 1495.00

# 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 11680 PAGE 810

0640895

INITIAL - A REFERENCE

99 SEP 29 PM 3:47

REGISTER
DAVIDSON COUNTY, TN.

| | |
|---|---|
| CAMT | 400000.00 |
| CON TX | 1480.00 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| CFEE | 2.00 |
| TOTAL | 1495.00 |
| CHECK | 1495.00 |

09/29/99 01 15:50 0001 3838

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

**No.** 1521750