WARRANTY DEED

ALLYSON M. SNEED NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 27, 1999

TCB-SZCASH-99-3520

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF November, 1999

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW

BOOK 11753 PAGE 397

155 Franklin Rd., Suite 150, Brentwood, TN 37027 — 1885-B Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charlie B. Mitchell, Jr.	MICKEY MITCHELL	114-311
(NAME)	(NAME)	
Charlotte Pike	5606 MURFREESBORO ROAD	114-254
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee	LA VERGNE, TENNESSEE 37086	114-265
(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, Tina R. Scott

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charlie B. Mitchell, Jr.

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:

Beginning on an iron pin(set) in the Southerly margin of Charlotte Pike (right-of-way), said point being the Northeast corner of Ida Pratt as of record in deed book 8666, page 277 and the Northwest corner of Tina R. Scott as of record in deed book 9578, page 771 and the Northwest corner of this described land; thence following the South right-of-way of said road with a curve to the right, having a radius of 1096.00 feet, an arc length of 53.68 feet, and a chord bearing and distance of North 57 degrees, 07 minutes 10 seconds East a distance of 53.67 feet to an iron pin (set); thence continuing wioth said road right-of-way as follows: South 31 degrees 28 minutes 39 seconds East radial to said curve, a distance of 90.00 feet to an iron pin (set); thence with a curve to the right, having a radius of 1006.00 feet, an arc length of 241.40 feet; and a chord bearing and distance of North 65 degrees 23 minutes 49 seconds East a bearing and distance of 240.83 feet to an iron pin (set); thence North 17 degrees 43 minutes 43 seconds West radial to said curve, a distance of 100.00 feet to an iron pin (set); thence with a curve to the right having a radius of 1106.00 feet, an arc length of 185.97 feet, and a chord bearing and distance of North 77 degrees 05 minutes 19 seconds East a distance of 185.75 feet, North 81 degrees 54 minutes 31 seconds East, a distance of 182.30 feet to an iron pin (set); thence South 08 degrees 05 minutes 29 seconds East, a distance of 100.00 feet to an iron pin (set); thence North 81 degrees 54 minutes 31 seconds East, a distance of 119.16 feet to an iron pin (set), said point being the Northwest corner of Donald Gamble as of record in deed book 4783, page 140 and being a Northeasterly corner of Tina Scott as of record in deed book 9838, page 156; thence leaving said road right-of-way and with the Westerly line of Gamble, South 48 degrees 30 minutes 03 seconds East, a distance of 228.56 feet to an iron pin (set) at the Southwest corner of Gamble; thence North 79 degrees 59 minutes 57 seconds East, a distance of

CONTINUED

unimproved ( )
This is improved (X) property, known as Charlotte Pike, Nashville, Tennessee
(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 hand this 9th day of November, 1999

Tina R. Scott

Tina R. Scott

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

BOOK 11753 PAGE 398

STATE OF TENNESSEE
COUNTY OF DAVIDSON

,Personally appeared before me, Undersigned NOTARY PUBLIC, a Notary Public in and for said County and State, the within named Gina R. Scott AT LARGE

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood Tennessee, this 9th day of November, 1999.

Commission expires My Commission Expires NOV. 27, 1999

_____
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 _____.

My commission expires _____

_____
Notary Public

RETURN TO:
TITLE CONNECTION, INC.

☐ 1885-B Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☐ 155 Franklin Road, Suite 150
Brentwood, Tennessee 37027

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

LEGAL DESCRIPTION CONTINUATION

363.00 feet to an iron pipe (found) at the Southeast corner of Gamble; thence North 22 degrees 44 minutes 24 seconds West, a distance of 290.45 feet to an iron pin (set) at the Northeast corner of Gamble, said point being in the South right-of-way of Charlotte Pike and being the Northwest corner of Tina Scott as of record in deed book 9573, page 651; thence with the right-0f-way of said road with a curve to the left having a radius of 868.60 feet an arc length of 566.39 feet, and a chord bearing and distance of North 48 degrees 21 minutes 49 seconds East 556.40 feet to a concrete highway right-of-way of said road with a curve to the left having a radius of 868.60 feet and arc length of 566.39 feet, and a chord beaaring and distance of North 48 degrees 21 minutes 49 seconds East 556.40 feet to a concrete highway right-of-way monument (found), said point being the Northwest corner of this described land and the Northwest corner of Shivon and Sekvan Yasin as of record in deed book 9533, pge 665;thence leaving the right-of-way of said road and with the West line of Yasin, South 48 degrees 37 minutes 44 seconds East, a distance of 649.21 feet to an iron pin (found) in a fence at the Southwest corner of Yasin and at the Northwest corner of Schacklett as of record in deed book 4874, page 886 and at the Northeast corner of David Elkin as of record in deed Book 10396, page 431; thence with the North Boundary of Elkin South 31 degrees 21 minutes 55 seconds West, a distance 69.45 feet to a 14 inch ash tree in a fence; thence South 41 degrees 07 minutes 45 seconds West, a distance of 170.98 feet to an iron pin (set) in a fence; thence South 24 degrees 17 minutes 00 seconds West, a distance of 147.47 feet to a 12 inch elm tree in a fence; thence South 19 degrees 34 minutes 31 seconds West, a distance of 89.91 feet to an iron pin (found) in a fence; thence South 30 degree 42 minutes 39 secondsWest, a distance of 97.82 feet to an 8 inch cherry tree in a fence; thence South 13 degrees 14 minutes 20 seconds West, a distance of 129.43 feet to an iron pin (set), said point being at the Northeast corner of Danald Henry, Sr. as of record in deed book 8953, page 397; thence with the North boundary of Henry, North 82 degrees 11 minutes 13 seconds West, a distance of 117.18 feet to an iron pin (found); thence North 51 degrees 45 minutes 40 seconds West, a distance of 404.59 feet to an iron pin (found) at the Northwest corner of Henry; thence South 01 degrees 41 minutes 14 seconds East, a distance of 735.11 feet to an iron pin (found); thence North 80 degrees 18 minutes 51 seconds East, a distance of 51.85 feet to an iron pin (found); thence North 88 degrees 11 minutes 59 seconds East, a distance of 68.13 feet to an iron pin (set) in the center of a ditch, said point being in the West boundary of Henry, and at the Northwest corner of Arthur Stevens as of record in deed book 4995, page 131; thence with the West boundary of Stevens to iron pins (set) as follows:
South 21 degrees 29 minutes 57 seconds West, a distance of 118.00 feet; thence
South 40 degrees 29 minutes 57 seconds West, a distance of 67.00 feet; thence
South 35 degrees 29 minutes 57 seconds West, a distance of 63.00 feet; thence
South 20 degrees 29 minutes 57 seconds West, a distance of 72.00 feet; thence
South 29 degrees 29 minutes 57 seconds West, a distance of 42.oo feet; thence
South 40 degrees 29 minutes 57 seconds West, a distance of 52.00 feet; thence
South 33 degrees 29 minutes 57 seconds West, a distance of 50.00 feet; thence
South 53 degrees 29 minutes 57 seconds West; a distance of 89.00 feet; thence
South 43 degrees 29 minutes 57 seconds West, a distance of 79.00 feet; thence
South 22 degrees 29 minutes 57 seconds West, a distance of 92.00 feet; thence
South 10 degrees 29 minutes 57 seconds West, a distance of 126.oo feet; thence
South 19 degrees 47 minutes 19 seconds West, a distance of 88.92 feet to an iron pin (set) in an old woven wire fence in the North boundary of Richard Rust as of record in will book 73, page 64, said point also being the Southwest corner of Stevens and the Southerly most corner of Tina Scott (DB 9838, Pg 156); thence with the woven wire fence and the North boundary of Rust North 81 degrees 29 minutes 46 seconds West, a distance of 43.60 feet to a 6 inch Red Bud Tree; thence continuing with said fence North 54 degrees 50 minutes 34 seconds West, a distance of 143.46 feet to an iron pin (set), said point being the Southeast corner of Ida Pratt as of record in deed book 9509, page 93 and being in the North boundary of Rust; thence along a severance line as agreed upon by Ida Pratt and Tina Scott, North 31 degrees 37 minutes 22 seconds West, a distance of 722.00 feet to an iron pin (set); thence continuing with said agreed severance line, North 61 degrees 29 minutes 42 seconds West, a distance

LEGAL DESCRIPTION CONTINUATION

of 536.80 feet to an iron pin (set); said point being a common corner of Ida Pratt as of record in deed book 9509, page 93 and deed book 8666, page 277 and Tina Scott as of record in deed book 9578, page 771; thence with the East boundary of Pratt, North 03 degrees 38 minutes 28 seconds East, a distance of 198.00 feet to an iron pin (set); thence North 44 degrees 38 minutes 28 seconds East, a distance of 198.00 feet to an iron pin (set); thence North 11 degrees 51 minutes 32 seconds West, a distance of 107.00 feet to an iron pin (set); thence North 44 degrees 21 minutes 32 seconds West , a distance of 172.00 feet to an iron pin (set); thence North 20 degrees 21 minutes 32 seconds West, a distance of 102.24 feet to the Point of Beginning and containing 47.82 Acres, more or less as surveyed by Southern States Survey on October 4, 1999. The above described property being the lands owned by Tina R. Scott as described in deed book 9573, page 651, deed book 9578, page 771, and deed book 9838, page 156, register's Office of Davidson County.

Being the same property conveyed to Tina Renee Scott by Quit Claim deed from Floyd Thomas Scott and wife, Tina Renee Scott of record in Deed Book 9573, page 651, and by Quit Claim deed from Carolyn H. Scott of record in Deed Book 9578, page 769, and by Quit Claim deed from Floyd Thomas Scott in Deed Book 9838, page 155, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

MAIL ENV. 0660243

DOCUMENT REFERENCE

99 NOV 23 AM 10:21

JILL GRAMMER REGISTER
DAVIDSON COUNTY, TN.

4344 11/23 0101 03CHECK 1314.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11753 PAGE 401

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

0660243

REFERENCE

99 NOV 23 AM 10:22

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
350000.00
CON TX 1295.00
PRFEE 1.00
WDEED 16.00
CFEE 2.00
TOTAL 1314.00
CHECK 1314.00

11/23/99 01 10:24 0001 4344

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1541983