Instr:200001060001735 Page: 1 OF 3
REC'D FOR REC 01/06/2000 9:13:37AM
RECORD FEE: $14.00
M. TAX: $0.00 T. TAX: $0.00

Bk 52

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 156,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November 19 99

JUDY P. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 3-30-03
(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luther Marze, Jr. (NAME)	SAME (NAME)	175-60
4100 Maxwell Road (ADDRESS)	(ADDRESS)	164-159.01
Antioch, Tennessee 37013 (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, John M. Pickard, III and wife, Mildred L. Pickard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Luther Marze, Jr. and wife, Elaine Hodge Marze, [redacted]

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:

TRACT NO. I: Land in the Second, formerly the Third, Civil District of Davidson County, Tennessee, and being described according to an unrecorded survey made by Stephen A. Draper, Surveyor, dated July 19, 1960, said tract of land lying to the north of, and across an unnamed road from Lot No. 4 on the unrecorded survey of Lots Nos. 1 through 7, of E. N. Stewart's Subdivision No. 1 in the Second Civil District of Davidson County, Tennessee, made by Pete Meyer, Surveyor, dated February 21, 1946, but allowing for increasing the width of said unnamed road, as shown on both of said surveys, from 30 feet to 40 feet.

The beginning point, being the southwest corner of the tract herein conveyed, being N. 3 degrees 45' E. 349 feet from the southwest corner of said Lot No. 4; thence from the beginning point N. 3 degrees 45' E. 318 feet to a point; thence S. 89 degrees 20' E. with a fence 300 feet to a point; thence S. 3 degrees 45' W. 324 feet to a point; thence N. 85 degrees 50' W. 300 feet to the point of beginning.

The southwest corner of said Lot No. 4 being 1201.6 feet westerly from the southeast corner of the property conveyed to Emerson N. Stewart and wife, Tennie Mae Stewart, by deed of record in Book 911, page 168, Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 4100 Maxwell Road, Antioch, Tennessee 37013
(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 30th day of November, 19 99

John M. Pickard, III

Mildred L. Pickard

Instr:199912080301231 Page: 1 OF 3
REC'D FOR REC 12/08/1999 3:35:48PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $577.20

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John M. Pickard, III and wife, Mildred L. Pickard

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 Brentwood, Tennessee, this 30th day of November 19 99.

Commission expires 3/10/2003

Brenda L Behman
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

LEGAL DESCRIPTION CONTINUATION

TRACT NO. II: Land in Davidson County, Tennessee, being Lot No. 4 in the plan of Emerson N. Stewart's subdivision No. 1, in the second, formerly the third, Civil District.

Said Lot No. 4 begins at athe Southwest corner of an old abandoned road, formerly Nashville Road, also the East line of a thirty foot road (Rucker Street) between lots 3 and 4, running East parallel with old road 300 feet, thence North 339 feet, thence West 300 feet, South 339 feet to the beginning.

Being the same property conveyed to John M. Pickard, III and wife Mildred L. Pickard by deed from D. L. Jacobs and W. A. Towe, D/B/A Jacobs and Towe Enterprises of record in Book 3707, page 167, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for current year which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.