RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP38571) FILE BOX "7"

Instr:200001060001874 Page: 1 OF 2
REC'D FOR REC 01/06/2000 11:05:56AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $580.53

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December AT 1999.

Notary Public

MY COMMISSION EXPIRES: 2002

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nick Bradley 7771 Ridgewood Road Goodlettsville, TN 37072	SAME	9-59 14D 30130

FOR AND IN 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,

DANIEL C. LEHMANN AND WIFE, TERRY A. LEHMANN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

NICK BRADLEY AND WIFE, JERI BRADLEY

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:
Land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described partly according to a survey made by C. J. Carney, Surveyor, March 19, 1963, as follows:
BEGINNING at a point of the Southerly Margin of a 50-foot unnamed street at the northwest corner of the property conveyed to William Frank Gann and wife, by deed from L. F. Durocher, Jr., wife, of record in Book 2960, Page 526, Register's Office for said County; thence with said Gann's western boundary line, south 35 degrees 30' east 665 feet to said Gann's southwest corner; thence north 86 degrees 30' West 1225 feet; thence north 3 degrees east 210 feet; thence north 73 degrees 46 feet east 278 feet; thence north 64 degrees east 392 feet; thence southwardly 25 feet; thence north 73 degrees 38' east 184.8 feet to the beginning, containing 8.92 acres, more or less.
Being the same property conveyed to Daniel C. Lehmann and wife, Terry A. Lehmann by Warranty Deed from H. F. Meyer and wife, Mildred E. Meyer of record in Book 9462, Page 443, re-recorded in Book 9486, Page 904, said Register's Office.
INCLUDED IN THIS DESCRIPTION, BUT EXCLUDED HEREFROM:
A Tract of land conveyed to Thomas Gayle Gregory and wife, Katherine Arene Gregory by deed from Daniel C. Lehmann and wife, Terry A. Lehmann of record in Book 10940, Page 510, described as follows:
BEGINNING at an iron rod (old) in the South margin of a Private Road in the Northeast corner of a tract of land owned by Daniel D. Lehmann and wife, Terry A. Lehmann as of record in Deed Book 9496, Page 904, Register's Office of Davidson County, Tennessee; thence south 34 degrees 40 minutes 07 seconds East, 358.75 feet to iron rod (new) this being the beginning of land being described as Tract 2 of this said tract of land; thence South 34 degrees, 40 minutes, 07 seconds East, 314.11 feet to an iron pipe (old) in the Southwest corner of this described Tract 2; thence, north 87 degrees, 54 minutes, 49 seconds, West 750.35 feet to an iron pin (old); thence North 2 degrees 05 minutes 11 seconds East, 130.74 feet to an iron rod (new); thence North 79 degrees 54 mniutes 03 seconds East, 575.25 feet to the point of beginning of this described Tract 2, containing 3.012 acres, more or less.
This is improved (X) property known as 7771 RIDGEWOOD ROAD, GOODLETTSVILLE, TN 37072
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 this 31st day of December 1999.

DANIEL C. LEHMANN

TERRY A. LEHMANN

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 Daniel C. Lehmann and wife, Terry A. Lehmann

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, this 31st day of December 1999.

Commission Expires: 1/28/2002

ALAN SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the day of December, 1999, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as _____ Attorney in Fact, and acknowledged that ____ executed the same as the free act and deed of the said _____.

Witness my hand and official seal at Nashville, Tennessee, this the ____ day of December, 1999.

My commission expires:_____

Notary Public