Instr:200002030011363 Page: 1 OF 2
REC'D FOR REC 02/03/2000 11:37:09AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $111.00

BOX #14A
G#13302-2

WARRANTY DEED

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF February, 20 00

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TENNESSEE 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GERALD D. WILSON (NAME)	"NEW OWNERS" (NAME)	MAP 100-00-0
7447 Indian Creek Road (ADDRESS)	(ADDRESS)	PARCEL 050.00
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	FB #08D-30790

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, STEVE K. RIGHTER AND DENISE F. RIGHTER, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GERALD D. WILSON AND REGINA A. WILSON, HUSBAND AND WIFE

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 Davidson County, Tennessee, being Lot No. 12 on the Plan of Rowena O'Brien Farm, Section 1, as of record in Book 4955, Page 77, Register's Office for Davidson County, Tennessee, said property is further described according to a survey dated March 9, 1976, by Dewayne Caldwell, as follows:

BEGINNING at a metal fence post on the East side of the existing Indian Creek Road, same being 1503.95 feet South of Cobb's South property line; thence, leaving said road, South 89 degrees 31' East, 531.56 feet to a metal post; thence, South 12 degrees 43' East, 311.31 feet to a 40 inch oak; thence, South 3 degrees 49' East, 15.00 feet to a metal post; thence, North 87 degrees 16' West, 508.71 feet to a metal post on the East side of said road; thence, with the road along a curve with a radius of 240.53 feet for a distance of 124.51 feet to a point; thence, North 31 degrees 20' West, 48.52 feet to a point; thence, along a curve with a radius of 226.09 feet for a distance of 125.56 feet to a point; thence, North 0 degrees 29' East, 20.00 feet to the point of BEGINNING, containing 3.7 acres, more or less. INCLUDED in this description but EXCLUDED from this conveyance is part of a 50 foot right-of-way as set forth in Davidson County Project #8BX, dated December 7, 1944, for a proposed new road.

BEING the same property conveyed to Steve K. Righter and Denise F. Righter,

CONTINUED

unimproved (X)
This is improved ( ) property, known as Lot 12 Indian Creek Road, Nashville, TN 37209
(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 2nd day of February, 2000

STEVE K. RIGHTER

DENISE F. RIGHTER

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 STEVE K. RIGHTER AND DENISE F. RIGHTER, HUSBAND AND WIFE

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 NASHVILLE, Tennessee, this 2nd day of February, 19 2000.

Commission expires May 27, 2001

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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

husband and wife, by Deed from Gregory K. Komives and Nancy L. Komives, husband and wife, of record in Book 10595, Page 308, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants originating in instrument of record in Book 5021, Page 947, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.