THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075
OUR FILE NUMBER: 9593B

MAP/GROUP/PARCEL: 73-05-0-81 + 73-05-0-85.00

NEW OWNER'S NAME AND ADDRESS:
RACHEL R. STEARNS and GREGORY STEARNS
3827 MOSS ROSE DRIVE
NASHVILLE, TENNESSEE 37216

SEND TAX BILLS TO:
NEW OWNER

Instr:200006270063572 Page: 1 OF 3
REC'D FOR REC 06/27/2000 8:32:23AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $697.45

# WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, MICHAEL S. WISE, TRUSTEE of the Nell I. Wise Living Trust, hereinafter called Grantor, do hereby transfer and convey unto RACHEL R. STEARNS and GREGORY STEARNS, WIFE AND HUSBAND, their heirs and assigns, hereinafter called Grantees, property described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

The subject property is improved property commonly known as 3827 Moss Rose Drive, Nashville, Tennessee.

Nell I Wise is deceased and the trust appointed Jo Wise Alfano as successor Trustee and in the event that she declines to serve, Michael S. Wise would serve as Trustee. Jo Wise Alfano has duly declined to serve and consents to the appointment of Michael S. Wise as Trustee of the Nell I. Wise Living Trust. The other beneficiaries and successor Trustees, Sara Caroline Meador (also known as Sally Meador, has also decline to serve as successor Trustee and has consented to the appointment of Michael S. Wise as Trustee

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees he is are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements or record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

MICHAEL S. WISE, TRUSTEE

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, MICHAEL S. WISE, TRUSTEE of the Nell I. Wise Living Trust, with whom I am personally acquainted, and made oath that he is the Trustee of the Nell I Wise Living Trust and that he, as such Trustee, and with full power and authority so to do, executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 16th day of June, 2000.

NOTARY PUBLIC

My Commission Expires:

2/3/02

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value whichever is greater of this transfer is $188,500.00.

AFFIANT

Sworn to and subscribed before me, this 16th day of June, 2000.

NOTARY PUBLIC

My Commission Expires:

2/3/02

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

# EXHIBIT A

Land in Davidson County, Tennessee, being the northeasterly parts of Lots Nos. 7 and 8 on the Map of J.C. Evans' Riverwood Lake Subdivision, as of record in Book 974, page 44, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southwesterly margin of Moss Rose Road, at the corner of Lots 8 and 9; thence with the line between said lots, south 43 degrees, 30 minutes west 240 feet to a point; thence northwesterly crossing through Lot 8, 100 feet more or less to a point in the line between Lots 7 and 8, which is 250 feet southwest of the southwest margin of Moss Rose Road, as measured along the line between Lots 7 and 8, and continuing northwesterly 52 feet more of less to a point in the middle of Lot 7; then northeasterly 262.5 feet to a point in the southwesterly margin of Moss Rose Drive or Road, being 50 feet southeast of the corner of Lots 6 and 7; thence with the line of said Drive, southeasterly 50 feet to a point, the corner of Lots 7 and 8, and continuing with the margin of said Drive, southeasterly 100 feet to the beginning.

BEING the property conveyed to grantor in Book 10380, Page 207, Register's Office for Davidson County, Tennessee.

Land in Nashville, Davidson County, Tennessee, being part of Lots 7, 8 and 9 and an unnumbered tract at the rear of said Lots as shown on the Plan of Riverwood Lake Subdivision, of record in Book 974, page 44, Register's Office for Davidson County, Tennessee, and a triangular tract lying between said Riverwood Lake Subdivision, Riverwood Terrace Subdivision, of record in Book 1835, page 134, and Riverwood Terrace Subdivision, Second Addition, of record in Book 2083, page 39, said Register's Office, described according to a survey made thereof August 24, 1981, by James A. Hamilton, Jr., Registered Engineer, as follows:

Beginning at a concrete monument, the southwesterly corner of Riverwood Lake Subdivision, the same point being the westerly corner of a triangular unnumbered tract, and the same point being a corner at an angle in the rear line of Lot 15, Riverwood Heights Subdivision, of record in Book 1835, page 42, said Register's Office, the same point being also the most northerly corner of Riverwood Heights Subdivision, Section 6, of record in Book 2330, page 139, said Register's Office;

Thence, with the southerly line of said Riverwood Lake Subdivision and with the northerly line of Riverwood Heights, Section 6, north 82 degrees 3 minutes 22 seconds east 179.21 feet to a concrete monument in the rear line of Lot 50, said Riverwood Heights, Section 6;

Thence, with the northeasterly line of said Riverwood Heights, Section 6, south 49 degrees, 16 minutes, 38 seconds east 225.15 feet to an iron pin set in concrete, the same being the northerly corner of Lot 37 on the Plan of Riverwood Terrace, of record in Book 1835, page 134, said Register's Office, the same point also being a corner in the rear line of Lot 1, Plan of Riverwood Terrace, Second Addition;

Thence, with the rear (westerly) line of said Lot 1, Riverwood Terrace, Second Addition, north 6 degrees, 32 minutes, 8 seconds west 167.93 feet to a concrete monument in the southerly line of said Riverwood Lake Subdivision, the same being the northwesterly corner of said Lot 1;

Thence, with the southerly line of said Riverwood Lake Subdivision, and with the southerly line of Lot 9, said subdivision and with the northerly line of Lot 1, Riverwood Terrace, Second Addition, north 82 degrees, 3 minutes, 22 seconds east 132.81 feet to a concrete monument;

Thence, crossing Lot 9, Riverwood Lake Subdivision, north 42 degrees, 1 minute, 42 seconds west 82.85 feet to a concrete monument in the common line between Lots 8 and 9, said point being 35 feet from the original common rear corner of said two Lots;

Thence, crossing Lot 8, north 38 degrees, 4 minutes, 59 seconds west 98.03 feet to an iron pin set in concrete in the common line between Lots 7 and 8, said point being 25 feet from the original common rear corner of said two Lots;

Thence, crossing Lot 7, north 59 degrees, 2 minutes, 16 seconds west 102.36 feet to an iron pin set in concrete, the original common rear corner of Lots 6 and 7;

Thence, with the rear line of Lot 6, north 44 degrees 54 minutes, 27 seconds west 60.0 feet to an iron pin set in concrete, the northwesterly corner of Lot 6, said point being also in the northwesterly line of Riverwood Lake Subdivision and in the southeasterly line of the W.J. Tune 52.96 Acre Tract, of record in Book 974, page 1, said Register's Office;

Thence, with said line south 35 degrees, 50 minutes, 37 seconds west 367.96 feet to the beginning.

BEING the property conveyed to grantor in Book 10427, Page 945, Register's Office for Davidson County, Tennessee.

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

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