Box 17

WARRANTY DEED

Instr:200007210072258 Page: 1 OF 3
REC'D FOR REC 07/21/2000 1:27:35PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $331.15

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 89,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19th DAY OF July, 2000

Notary Public

MY COMMISSION EXPIRES: 5-27-01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen E. Degenhardt (NAME)	SAME (NAME)	MAP 147-10
5016 Edmondson Pike (ADDRESS)	(ADDRESS)	PARCEL 137
Nashville, TN 37211 (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, Mildred B. Powell, unmarried

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

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:

Lot fronting 139 feet on the east side of the Owen and Windstead or Edmondson Pike, near Nashville, Tennessee, and running back between parallel lines eastwardly about 1567 feet, along the northerly boundary line of the lot now owned by Mrs. Richmond Taylor Martin, under the correction deed made by said Mrs. Martin to Miss Willie Davis on the 27 day of April, 1946 and of record in Book 1357, page 496, of the Register's Office for Davidson County, Tennessee. Said lot to Mrs. Martin fronts 150 feet on the said pike and runs back between parallel lines 1567 feet, and along the extreme southerly boundary of Miss Willie Davis' property; which property was conveyed to Miss Willie Davis and her sister Miss Harriett Davis, July 11, 1916 by Sep Abbey and others by deed of record in Book 489, page 198 of said Register's Office. Said Miss Harriett Davis died Sept. 20, 1920 and by her will devised all her interest in said tract to Miss Willie Davis, as shown by said will of record in Will Book 40, page 282 of the county court of Davidson County, Tennessee. The lot herein conveyed to Mildred B. Powell adjoins said lot of Mrs. Martin on the north.

INCLUDED IN THE ABOVE DESCRIBED TRACT BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TWO TRACTS OF LAND:

TRACT 1:
Beginning at an iron pin in the common line between Lot Number 1 and Lot Number 2 of the Noah W. Cooper Subdivision and being in the westerly right of way of a proposed Subdivision road; thence easterly approximately 1053.0 feet, as measured along the common line of Lots 1 and 2 of the aforementioned subdivision to the common rear corner of Lots 1 and 2; thence northerly 134.0 feet to a point being the common rear corner of Lots 2 and 3 of the aforementioned subdivision; thence westerly approximately 955.0 feet to an

CONTINUED

unimproved ( )
This is improved (X) property, known as 5016 Edmondson Pike, Nashville, TN 37211
(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 19th day of July, 2000

Mildred M. Powell by Dolores P. Tucker, Atty in Fact.

Mildred B. Powell Mildred M. Powell & Mildred B. Powell are one and the same person by Dolores P. Tucker by Power of Attorney recorded simultaneous herewith

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____, _____ .

Commission expires _____

_____
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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On July 19, 2000, before me personally appeared Dolores P. Tucker to me known to be the person who executed the foregoing instrument in behalf of Mildred B. Powell and acknowledged that she executed same as the free act and deed of said Mildred B. Powell for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of July, 2000.

My Commission Expires:

5.27.04

LARGE
DAVIDSON COUNTY, TN

Notary Public

LEGAL DESCRIPTION CONTINUATION

iron pin in the westerly margin of the aforementioned proposed subdivision road, said point being 407.5 feet, as measured along the common line of Lots 2 and 3 from the right of way of Edmondson Pike; thence southwesterly with a curve having a radius of 375.0 feet with the westerly margin of said subdivision road 138.06 feet to the point of beginning, and containing 3.0 acres, more or less. Being the same property conveyed to James E. Adams by deed from T. M. Powell and wife, Mildred B. Powell of record in Book 3280, page 369, said Register's Office.

TRACT 2:
Beginning at a point, being the southwestern corner of property belonging to Mildred B. Powell, et vir, said point being common to Parcel 139 of Map 147-10, as recorded in Book 1392, page 339, of the R.O.D.C., Tennessee; thence northerly along the existing eastern right-of-way line of Edmondson Pike, North 40 deg. 38' East, for 139 more or less feet to a point on the common property line of Parcel 136 and 137 of Map 147-10; thence along said property line South 73 deg. 12' East for 5.47 more or less feet; thence South 40 deg. 38' West, for 139.02 feet to a point on the common property line of Parcels 139 and 137 of Map 147-10; thence along said property line North 72 deg. 59' West, for 5.46 more or less feet to the point of beginning and containing therein an area of 695 more or less square feet. Being the same property conveyed to the Metropolitan Government of Nashville and Davidson County by deed from Mildred B. Powell, a widow, of record in Book 7099, page 748, said Register's Office.

Being a part of the same property conveyed to T. M. Powell and wife, Mildred B. Powell by deed from Miss Willie Davis of record in Book 1392, page 339, Register's Office for Davidson County, Tennessee. The said T. M. Powell having since died and the property vested in Mildred B. Powell by estate by the entireties.

This conveyance is subject to any and all existing easements of record including an easement to the First Suburban Water Utility District of Davidson County, Tennessee of record in Book 3341, page 362, said Register's Office.

The front portion of said property described herein is within the 100 and 500 year flood zones.

Taxes for the year 2000 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.