Book 2

Davidson County DEEDWARR
Recvd: 09/21/00 12:45 3pgs
Fees:15.00 Taxes:407.00

20000921-0093922

CATHERINE R. VASS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
MY COMMISSION EXPIRES MAY 30th 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF September, 2000

Catherine R. Vass
Notary Public

MY COMMISSION EXPIRES: 5-30-2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330. Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHAD RAYMON (NAME)	SAME (NAME)	PART OF MAP 058
4351 CATO ROAD (ADDRESS)	(ADDRESS)	PARCEL 046.00
NASHVILLE, TENNESSEE 37218 (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, LARRY A. RAYMON AND WIFE, JOYNELL E. RAYMON

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

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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Being part of the same property conveyed to Larry A. Raymon and wife, Joynell E. Raymon by deed from Estate of Bernice Adelia Lanham of record in Instrument No. 200002160015536, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2000 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; Sanitary Sewers and/or Storm Drainage Easement of record in Book 8339, Page 263, Register's Office for Davidson County, Tennessee.

SHANESS L. HARRELL
NOTARIAL SEAL IOWA
MY COMMISSION EXPIRES
7-27-02

unimproved ( )
This is improved (X) property, known as 4351 CATO ROAD, NASHVILLE, TENNESSEE 37218
(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 14th day of September, 2000

Larry A. Raymon
LARRY A. RAYMON

Joynell E. Raymon
JOYNELL E. RAYMON

STATE OF ~~TENNESSEE~~ Iowa

COUNTY OF ~~WILLIAMSON~~ Marshall

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LARRY A. RAYMON AND WIFE, JOYNELL E. RAYMON

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 14th day of September, 2000.

Commission expires 7-27-02

Shaness L Harrell
Notary Public

SHANESS L. HARRELL
MY COMMISSION EXPIRES
7-27-02

STATE OF ~~TENNESSEE~~ Iowa

COUNTY OF Marshall

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Larry A. Raymon + Wife, Joynell E. Raymon 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

WARRANTY DEED

FROM

LARRY A. RAYMON AND WIFE,
JOYNELL E. RAYMON

TO

CHAD RAYMON

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

EXHIBIT "A"

DESCRIPTION OF THE LARRY A. RAYMON PROPERTY : Lot 1

The property shown on the attached plat is located in the 13th Civil District of Davidson County, Tennessee; situated on the west side of Cato Road, approximately 0.48 mile north of the intersection with Tn. Highway 12 (Ashland City Highway); being known as Job Number 2000103T as described according to a survey performed by Richard D. Graves, Tennessee Registered Land Surveyor Number 1628, on the 30th day of May, 2000 in detail as follows:

Beginning on a five-eights inch iron re-bar set on the west right-of-way of Cato Road, being 25 feet from the center of said road, corner of Harold D. Goins (D.B. 10754 P. 913) and being the northeast corner of the herein described tract, thence running with the west right-of-way of Cato Road S 22 degrees 56 minutes 33 seconds E 256.00 feet to a five-eights inch iron re-bar set on the west right-of-way of Cato Road, being set 25.0 feet from the center of said road, new corner of Larry A. Raymon (Remainder of the Instrument Number 200002160015536), thence severing the land of Larry A. Raymon for the next two calls as follows: N 89 degrees 25 minutes 19 seconds W 656.70 feet to a five-eights inch iron re-bar set, thence N 01 degree 48 minutes 08 seconds E 331.97 feet to a five-eights inch iron re-bar set in the line of Harold D. Goins (D.B. 10754 P. 913), new corner of Larry A. Raymon, thence running with the line of Goins S 79 degrees 21 minutes 28 seconds E 556.00 feet to the beginning, containing 3.86 acres more or less. .

Surveyor's Note: Also conveyed with the above described tract is a 10 foot private sewer service line easement, being 5 feet parallel either side of the described centerline for the benefit of Lot 1 to the Sewer Main Line Easement, being described in detail as follows:

Beginning on a point in the south boundary line of Lot 1, being located N 89 degrees 25 minutes 19 seconds W 393.28 feet from a five-eights inch iron re-bar set on the west right-of-way of Cato Road, said iron re-bar set being the southeast corner of Lot 1, thence severing the land of Larry A. Raymon along the center of the 10 foot Sewer Service Line Easement for the next three calls as follows: S 59 degrees 52 minutes 56 seconds E 29.23 feet to a point, thence S 56 degrees 42 minutes 57 seconds E 80.21 feet to a point, thence S 32 degrees 58 minutes 46 seconds E 85.45 feet to a sewer manhole in the main sewer line, said end of easement....

The above described tract being the remainder of the tract of land deeded to Larry A. Raymon and wife, Joynell E. Raymon of record in Instrument Number 200002160015536 in the Office of the Register for Davidson County, Tennessee.

