RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **39464** FILE BOX "7"

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/22/00 08:54 3pgs
Fees:15.00 Taxes:277.50

20001122-0115263

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 75,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **21ST DAY OF NOVEMBER, 2000.**

Notary Public

MY COMMISSION EXPIRES: 5/26/02

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
WALTER L. KAYE and wife, **HEIDI J. KAYE**	**S A M E**	**187-83** **5D 63669**
1901 Argo Lane **Nashville, Tennessee 37211**		

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, DONNA ELAINE McMILLAN HOWELL and husband, W. ANTHONY HOWELL**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WALTER L. KAYE and wife, HEIDI J. KAYE**

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:

Being a tract of land in the Fifth Civil District of Davidson County, Tennessee, being part of the property conveyed to William Roscoe Tanner, Jr. and wife, Kellye R. Tanner by deed of record in Book 6451, page 625, R.O.D.C., known as Tract II on the unrecorded survey made by Benny M. Cantrell, Tennessee Registered Land Surveyor No. 1638, dated June 21, 1994, and being more particularly described as follows:

Beginning at a point in the southerly line of the William R. Tanner, Jr. property, said point being located N 84 deg. 23' 12" W. 358.35 feet from the southwest corner of property conveyed to William Tanner by deed of record in Book 6419, page 493, and being the southeasterly corner of this tract; thence, with the northerly line of tract 8, N 84 deg. 23' 12" W. 560.00 feet to an iron pin; thence, with the easterly line of Gene Smith N 4 deg. 48' 55" E. 433.05 feet to an iron pin; thence, with the southerly line of Edward W. Hill S 82 deg. 46' 17" E. 463.145 feet to an iron rod; thence, severing the lands of the William Roscoe Tanner, Jr. and wife, Kellye R. Tanner property of record in Book 6451, page 625, S 7 deg. 57' 36" E. 432.04 feet to an iron rod and the point of beginning.

Together with the following non-exclusive permanent easements:

A 25 ft. access-egress easement along the western 224.88 feet of the south property line, of record in Book 7442, page 725, R.O.D.C., TN;

A 50 ft. wide easement of record in Book 6444, page 172, R.O.D.C., TN, described by a survey by Robert Frances, Surveyor, dated November 20, 1984, as follows:

Legal Description continued next page

LEGAL DESCRIPTION CONTINUATION

Being a 50 ft. wide right-of-way for private road, located in the 5th Civil District of Davidson County, Tennessee, the center line of said 50 ft. wide private road being described as follows: Beginning at a pin, said pin being located from the center line of Kidd Road (Williamson County) and the SW corner of property of Charles Willard Fann (Deed Book 102, page 209, R.O.W.C.) S 83 deg. 10' E 25.00 ft. to a pin in the center line of a 50 ft. wide private road; thence with the center line of private road (Book 6436, page 461, R.O.D.C and Book 504, page 499, R.O.W.C.) N 1 deg. 36' E, 873.08 ft.; N 4 deg. 53' E 832.5 ft.; N 20 deg. 30' E 126.95 ft. and N 5 deg. 10' E 903.86 ft. to a point; thence N 87 deg. 42' 38" W 25.0 ft. to a point on the westerly margin said private road; thence with variations, describing said private road as follows: N 5 deg. 10' E 50.0 ft. to a point N 87 deg. 42' 38" W 646.56 ft. to a point; S 5 deg. 06' 49" W 734.81 ft. to a point; around a curve to the left on a radius of 50.0 ft. for a distance of 235.62 ft. to a point; N 5 deg. 06' 49" E 679.68 ft. to a point; N 55 deg. 47' E 96.7 ft. to a point and S 87 deg. 42' 38" E 521.56 ft. to the beginning.

A 50 ft. easement described in Book 6436, page 461, R.O.D.C., TN and in Book 504, page 499, R.O.W.C., TN, as follows:

Beginning at a pin in the center line of Kidd Road, being S 83 deg. 10' E 25.0 ft. from the original SE corner of Oscar D. Guthrie farm (Deed Book 1113, page 505, R.O.D.C. and Deed Book 95, page 291, R.O.W.C.) and the SE corner of property of Charles Willard Fann (Deed Book 102, page 209, R.O.W.C.); thence the following calls and distances to pins or hubs in the center line of private road as follows: N 1 deg. 36' E 873.08 ft.; N 4 deg. 53' E 832.5 ft.; N 20 deg. 30' E 126.95 ft.; N 5 deg. 10' E 933.96 ft.; N 21 deg. 15' 45" E 204.4 ft.; N 20 deg. 35' E 219.13 ft; N 6 deg. 07' 30" E 129.73 ft.; and N 13 deg. 35' 49" E 248.83 ft. to the center of cul-de-sac with radius of 50 ft.

A strip of land twenty-five (25) feet wide in the Fifth Civil District of Davidson County, Tennessee, being part of Tract I of the subdivision of the William R. Tanner, Jr. property, said land being dedicated as a permanent ingress-egress easement as set out in Deed Book 9425, page 800, and being more particularly described as follows:

Beginning at a point at the southwest corner of property conveyed to William R. Tanner, Sr. by deed of record in Book 7442, page 725, R.O.D.C., said point being located N 84 deg. 23' 12" W, 223.95 feet from the centerline intersection of an existing fifty (50) feet wide right-of-way as recorded in Deed Book 6419, page 493, R.O.D.C., and being the southwesterly corner of an existing twenty-five (25) feet wide ingress-egress easement; thence with the bounds of the aforementioned easement the following calls: N 84 deg. 23' 12" W, 358.35 feet to an iron rod at the southeast corner of Tract II, of the subdivision of the William R. Tanner, Jr. property, N 7 deg. 57' 36" W, 25.72 feet to a point in the easterly line of Tract II, S 84 deg. 23' 12" E, 380.705 feet to a point at the northwesterly corner of an existing twenty-five (25) feet wide ingress-egress easement in the westerly line of said William R. Tanner, Sr. property; thence S 38 deg. 44' 52" W, 29.855 feet to an iron pin and the point of beginning.

Being part of the same property conveyed to William Roscoe Tanner, Jr. and wife, Kellye R. Tanner by deed from Ronald S. Nunn, Trustee with full power to sell or convey without joinder of any beneficiary, of record in Book 6451, page 625, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

BEING the same property conveyed to Donna Elaine McMillan by deed from William Roscoe Tanner, Jr., and wife, Kellye R. Tanner of record in Book 9499, page 918, Register's Office for Davidson County, Tennessee. The said Donna Elaine McMillan has since married and is known as Donna Elaine McMillan Howell. W. Anthony Howell, husband of Donna Elaine McMillan Howell joins in this conveyance for the purpose of conveying whatever right, title and interest he might have in said property by reason of the marital estate or otherwise.

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

This is unimproved property known as 5 Acres more or less, Rice Hill Road, Nolensville, Tennessee 37135
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 HANDS THIS 21ST DAY OF NOVEMBER, 2000.

DONNA ELAINE McMILLAN HOWELL **W. ANTHONY HOWELL**

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 DONNA ELAINE McMILLAN HOWELL and husband, W. ANTHONY HOWELL, 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 the 21ST DAY OF NOVEMBER, 2000.

NOTARY PUBLIC

My Commission Expires: 5/26/02