PREPARED BY (AND RETURN TO):

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W & I Ref: (st) Title No: 42079
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 12/11/00 14:22 3pgs
Fees:15.00 Taxes:740.00
20001211-0121912

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sally M. Beaman 315 Deaderick St. Ste. 1800 Nashville, TN 37238-1800	SAME

TAX MAP-PARCEL NUMBERS: 38-5.00 and 38-6.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 200,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Harvey Lantz, married, (not a resident of Tennessee)** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sally M. Beaman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land lying on the north side of Little Marrowbone Road 0.20 miles west of Eatons Creek Road in the Fourteenth Civil District of Metropolitan Nashville-Davidson County, Tennessee. Being part of the land deeded to John Harvey Lantz by deed recorded in Deed book 9103, pages 63 and 67, Register's Office of Davidson County, Tennessee and more particularly described as follows:

Beginning at a 1/2 inch iron rod (new) with a cap stamped TN1571 and KY3050 on the north right of way line of said Little Marrowbone Road and marking the southwest corner of the land deeded to Bruce Allen Simpson by deed recorded in Deed book 6782, page 906, Register's Office Davidson County, Tennesse; thence,

with said north right of way line and with a curve to the left, Westerly along said curve an arc distance of 157.52 feet, said curve having a radius of 1349.54 feet, a central angle of 06° 41 minutes 15 seconds and, a chord of S 69° 28 minutes 14 seconds W, 157.43 feet to a 1/2 inch iron rod (new) with a cap stamped TN 1571 and KY3050 at the point of tangency; thence,

continuing with said north right of way line, S 66° 07 minutes 37 seconds W, a distance of 495.53 feet to a 1/2 inch iron rod (new) with a cap stamped TN 1571 and KY 3050 at the point of curvature of the following tangent curve; thence,

continuing with said north right of way line and with a curve to the right, Westerly along said curve an arc distance of 221.44 feet, said curve having a radius of 1118.35 feet, a central angle of 11° 20 minutes 42 seconds and a chord of S 71° 47 minutes 58 seconds W, 221.08 feet to a 1/2 inch iron rod (new) with a cap stamped TN 1571 and KY 3050 in the center of Little Marrowbone Creek and on the north line of the land deeded to Gary W. Morrison, etux by deed recorded in Deed book 7025, page 882, Register' Office Davidson County, Tennessee; thence,

with the north line of said Morrison land and with the center of said creek, N 63° 36 minutes 35 seconds W, a distance of 53.83 feet to a 1/2 inch iron rod (new) with a cap stamped TN 1571 and KY 3050; thence,

continuing with the north line of said Morrison land and with the center of said creek, N 88° 27 minutes 57 seconds W, a distance of 208.84 feet to a 1/2 inch iron rod (new) with a cap stamped TN1571 and KY3050; thence,

continuing with the north line of said Morrison land and with the center of said creek, N 85° 51 minutes 45 seconds W, a distance of 303.46 feet to a 1/2 inch iron rod (new) with a cap stamped TN1571 and KY3050; thence,

continuing with the north line of said Morrison land, with the center of said creek, and with a north line of the land deeded to the Metropolitan Government of Nashville and Davidson County, Tennessee by deed recorded in Deed book 10086, page 165, Register's Office Davidson County, Tennessee, N 79° 25 minutes 18 seconds W, a distance of 417.22 feet to a 1/2 inch iron rod (new) with a cap stamped TN1571 and KY3050; thence,

continuing with the north line of said Metro Nashville and Davidson County land, S 81° 26 minutes 43 seconds W, a distance of 778.64 feet to a 1/2 inch iron rod (new) with a cap stamped TN1571 and KY3050 on the north right of way line of said Little Marrowbone Road; thence,

with said north right of way line and with a curve to the right, Westerly along said curve an arc distance of 27.08 feet, said curve having a radius of 661.46 feet, a central angle of 02° 20 minutes 45 seconds and, a chord of N 82° 12 minutes 15 seconds W, 27.08 feet to a 1/2 inch iron rod (new) with a cap stamped TN1571 and KY3050 at the point of tangency; thence,

continuing with said north right of way line, N 81° 01 minutes 53 seconds W, a distance of 40.04 feet to a 1/2 inch iron rod (new) with a cap stamped TN1571 and KY3050 at the southeast corner of the land deeded to Donald H. Evans, etux by deed recorded in Deed book 4354, page 487, Register's Office Davidson County, Tennessee, thence,

with the east line of said Evans land, N 02° 07 minutes 47 seconds E, a distance of 733.07 feet to a 1/2 inch iron rod (new) with a cap stamped TN1571 and KY3050 at a 14 inch ash tree; thence,

continuing with the east line of said Evans land, N04° 05 minutes 36 seconds E, a distance of 644.07 feet to a 1/2 inch iron rod (new) with a cap stamped TN1571 and KY3050 at the southwest corner of the land deeded to J. Dedrick Stevens, Trustee by deed recorded in Deed book 7408, page 414, Register's Office Davidson County, Tennessee; thence,

with the south line of said Stevens land, N 62° 23 minutes 00 seconds E, a distance of 209.44 feet to a 1/2 inch iron rod (new) with a cap stamped TN1571 and KY3050 at a rock pile; thence,

continuing with the south line of said Stevens land, N 65° 46 minutes 28 seconds E, a dsitance of 610.50 feet to a 1/2 inch iron rod (new) with a cap stamped TN1571 and KY3050; thence,

continuing with the south line of said Stevens land, N 88° 16 minutes 48 seconds E, a distance of 1133.69 feet to a 1/2 inch iron rod (new) with a cap stamped TN1571 and KY3050 on the west line of the land deeded to Louella B. Brown by deed recorded in Deed Book 11323, page 204, Register's Office Davidson County, Tennessee; thence,

with the west line of said Brown land and with the west line of the land deeded to Joy Johnson by deed recorded in Deed book 11744, page 379, Register's Office Davidson County, Tennessee, S05° 09 minutes 59 seconds W, a distance of 1221.00 feet to a 1/2 inch iron rod (old) at the southwest corner of said Johnson land; thence,

with the south line of said Johnson land, S 85° 55 minutes 36 seconds E, a distance of 743.97 feet to a 1/2 inch iron rod (new) with a cap stamped TN1571 and KY3050 in the center of a creek and at a northwest corner of said Simpson land; thence,

with said creek and with the west line of said Simpson land, S 10° 58 minutes 22 seconds E, a distance of 88.46 feet to the point of beginning.

Being the same property conveyed to John Harvey Lantz by deed from Thomas Edward Lantz, John Harvey Lantz and Alma Esther Lantz of record in Book 9103, Page 63, and Book 9103, Page 67, Register's Office Davidson County, Tennessee.

This description was taken from the "Boundary Survey of the John Harvey Lantz Property" by G.E.D.S., Inc., revised October 13, 2000, and certified by John T. Darnall, Tennessee RLS #1571.

Above described property subject to; taxes for the year 2001 and subsequent years.

This is improved property, known as: Rt. 1 Little Marrowbone Road, Nashville, TN 37080

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of December, 2000.

John Harvey Lantz

State of Georgia
County of DeKalb

On this 7th day of December, 2000, before me the undersigned authority, personally appeared **John Harvey Lantz**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary Public

Robert H. Speer
Notary Public, DeKalb County, Georgia
My Commission Expires November 20, 2004

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 200,000.00

Affiant

Sworn and subscribed before me on the 8th day of December, 2000.

Notary Public

My Commission Expires: _____

SALLY C. TAYLOR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 31, 2004