WARRANTY DEED

47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 53,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF April 2001

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/01/01 16:48 3pgs
Fees:15.00 Taxes:196.10

20010501-0044167

NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, Attorney, 110 Glanoy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Woelk, Jr. (NAME)	Union Planters Bank, N.A. (NAME)	MAP 57
4503 Cato Road (ADDRESS)	15435 Clayton Road/PO Box 17 (ADDRESS)	PARCEL 84,85,88 &
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Ballwin, MO 63022-0017 (CITY) (STATE) (ZIP)	68.02

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, Daniel Brown, Administrator, CTA of the Estate of Buena Ensor Brown, Deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George Woelk, Jr. and wife, Shirley Ann Woelk

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:

LAND lying and being in the 13th, formerly 23rd, Civil District of Davidson County, Tennessee, described in part with reference to a survey by Ralph W.C. Lambert, dated January 13, 1968, as follows:

TRACT I: BEING part of Lot No. 1 on the plat of the division of the land of Martha A. Simpkins, deceased, as of record in Minute Book "CC", page 95, Circuit Court for said county, described as follows:
BEGINNING at an iron pin in the center of Cato Branch at the northeast corner of the property conveyed to Robert Winfrey and wife, by deed from Ralph B. Gartman and wife, as of record in Book 3529, page 67, Register's Office for said County, said point also lying in the southwesterly line of the property conveyed to Garner E. Norfleet, Jr., and wife, by deed from Bethel P. Carman and wife, as of record in Book 2601, page 49, said Register's Office; thence with the center of said Branch, along said Norfleet's southwesterly line, as follows: south 27 deg. 46' east 15 feet, south 26 deg. 30' east 42 feet, south 33 deg. east 65 feet, south 37 deg. 30' east 62 feet to a point; thence in part with the center of said Branch, along said Norfleet's southwesterly line and continuing with Carman's southwesterly line, south 35 deg. east 427 feet to a 12-inch elm at a point in said Branch, same being a corner of said Carman's property, thence leaving said Branch, and with a fence along the wessterly line of the Paul Porter property, south 15 deg. west 200 feet to an iron pin; thence leaving said fence, north 35 deg. west 220 feet, more or less, to a stake located in the westerly margin of Gartman Drive; thence with the center line of a proposed 50-foot private road, north 35 deg. west 445 feet, more or less, to an iron pin; thence continuing with the center line of said proposed road, north 60 deg. 15' west 73 feet to a point in the southeasterly line of the property conveyed to Henry L. Glasscock and wife, Lorene V.

CONTINUED

unimproved ( )
This is improved (X) property, known as 4503 Cato Road, Nashville, TN 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 my hand this 30th day of April, 2001

Daniel Brown Adm. C.T.A.
Daniel Brown, Administrator, CTA

LEGAL DESCRIPTION CONTINUATION

Glasscock by deed from R.E. Lynn and wife, of record in Book 2858, page 397, said Register's Office; thence northeastwardly 25 feet, more or less, ot the aforesaid Robert Winfrey's southwesterly line; thence with Winfrey's said southwesterly line, and along the northeasterly margin of said proposed private roadway, south 60 deg. 15' east 73 feet to an iron pin; thence with Winfrey's southeasterly line, north 29 deg. 45' east 150 feet to the point of beginning.

TRACT II: BEING part of Lot No. 1 on the Map of the Robert Cato Farm, as of record in Book 421, page 85, said Register's Office, described as follows: BEGINNING at an iron pin in the southeasterly margin of Lynn Drive, at the westerly corner of the Robert Winfrey property; thence along said margin of Lynn Drive, south 25 deg. 30' west 25 feet to an iron pin; thence with the center line of a proposed private road, south 60 deg. 15' east 175 feet, more or less, to a point in the southeasterly line of the property conveyed to Henry L. Glasscock and wife, Lorene V. Glasscock, by deed from R.E. Lynn and wife, of record in Book 2858, page 397, said Register's Office; thence with the southeasterly line of Glasscock, northeastwardly 25 feet, more or less, to the said Robert Winfrey's southwesterly line; thence with Winfrey's said line, and along the northeasterly margin of said proposed private road, northwestwardly 175 feet to the point of beginning.

This conveyance is subject to an easement for the flow of Cato Branch, to a drainage easement within a field ditch crossing the above described premises, to an easement for ingress and egress over Gartman Drive, crossing said premises, all as shown on the aforesaid survey of Ralph W. Lambert.

TRACT III: LAND in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the plat of the division of the land of Martha A. Simpkins, deceased, as of record in Minute Book "CC", page 95, Circuit Court for said County, and described with reference to a survey by Ralph W.C. Lambert, Surveyor, dated February 18, 1968, as follows: BEGINNING at an iron pin at the most southerly corner of the property described as Tract I in the deed from Henry L. Glasscock and wife, to D.A. McMullin and wife, of record in Book 4219, page 986, Register's Office for said County, same being in the westerly line of the Paul Porter Property; thence with said Porter's westerly line and continuing with the westerly line of Booth, south 15 deg. west 250 feet, more or less, to an iron pin at the northeast corner of the property conveyed to Lela Wharton by deed from Ralph B. Gartman and wife, of record in Book 3316, page 391, said Register's Office; thence with said Wharton's northerly line, north 79 deg. west 285 feet to an iron pin; thence northeastwardly 450 feet to an iron pin in the centerline of a proposed 50-foot private road; thence partly with the centerline of said proposed road, and crossing Gartman Drive, south 35 deg., east 265 feet to the beginning, containing 2.0 acres, more or less, according to said survey.

This conveyance is made subject to an easement for ingress and egress over Gartman Drive crossing said premises; and to an easement for a joint roadway, as described in the instrument of recored in Book 4219, page 990, and to the extent of the right-of-way reserved in the instrument of record in Book 4219, page 992, said Register's Office.

BEING all of the same property conveyed to Buena Ensor Brown, unmarried, by deed from Credit Thrift of America, Inc., a Tennessee Corporation, of record in Book 6127, page 488, Register's Office for Davidson County, Tennessee. The said Buena Ensor Brown, a widow, having since died testate, April 26, 1999, a resident of Sumner County, Tennessee. Pursuant to the Last Will and Testament of record in Will Book 231, page 217, Probate Court, Davidson County, Tennessee

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 Daniel Brown, Administrator, CTA

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 30th day of April 2001

Commission expires 10-25-03

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 _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE