BSY DLG

Davidson County DEEDWARR
Recvd: 06/14/01 14:50 2pgs
Fees:11.00 Taxes:222.00

20010614-0063068

FROM: Nancy Krech and Charles W. Krech, III

TO: Ben A. Burns and Richard A. Johnson

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Ben A. Burns and		Map 72-2
Richard A. Johnson	SAME	Parcel 57
2509 Hemingway Drive		
Nashville, TN 37215		

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, a Professional Limited Liability Company, 511 Union Street, Suite 2100, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $60,000.00

DEBRA L. GENTRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Affiant

Subscribed and sworn to before me, this the 12th day of June, 2001.

NOTARY PUBLIC

My Commission Expires JULY 26, 2003

My Comm. Expires:_____

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Nancy Krech and Charles W. Krech, III, hereinafter referred to as "GRANTORS", have bargained and sold, and by these presents does transfer and convey unto BEN A. BURNS AND RICHARD A. JOHNSON, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract of parcel of land lying and being in the 8th Councilmatic District of Metropolitan Nashville and Davidson County, Tennessee, as follows:

Beginning at an iron pin found at the back of sidewalk in the west margin of Gallatin Pike at the southeast corner of the property of Richard A. Johnson and Ben A. Burns of record in Book 11379, page 749, Register's Office for Davidson County, Tennessee, being southerly ±224 feet from the apparent centerline of Home Road; thence with the west right-of-way line of Gallatin Pike with a bearing of South 26 degrees 44 minutes 13 seconds West, a distance of 39.00 feet to an iron pin set 0.5 feet south of an existing chain link fence corner; thence leaving said roadway with a new tract line 0.5 feet south of and parallel to the above mentioned chain link fence with a bearing a North 66 degrees 42 minutes 34 seconds West, a distance of 125.18 feet to a iron pin set in the east line of the property of the Metropolitan Government of Davidson County Electric Power Board of record in Book 1488, page 3, said Register's Office; thence with said line with a bearing of North 26 degrees 42 minutes 39 seconds East, a distance of 46.04 feet to an iron pin found at the southwest corner of Richard Johnson and Ben Burns; thence with a bearing of South 63 degrees 29 minutes 13 seconds East, a distance of 124.98 feet to an iron pin found; which is the point of beginning, having an area of 5313.48 square feet, 0.122 acres according to the survey by ECS Services, Timothy L. Haggard, RLS No. 1604, dated June 12, 2001.

Being a part of the property conveyed to Nancy Krech and Charles W. Krech, III by quitclaim deed from John T. Blankenship, Trustee, of record in Book 10428, page 922, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following:

Box 12
DLG

1. 2001 Metropolitan Government taxes.

2. Ingress and egress easement of record in Book 5166, Page 236, said Register's Office.

3. Sanitary Sewer and/or Storm Drainage easement of record in Book 4275, page 282, said Register's Office.

4. Lease by Krech Motor Company, a Tennessee general partnership and between Cash America, Inc. of Tennessee of record in Book 11618, Page 507, said Register's Office.

5. Subject to the 10 foot easement, retained for services to Map 72-2, Parcel 58, Davidson County, Tennessee, along the northerly part of said property.

This is unimproved property known as 3305 Gallatin Road, Nashville, Tennessee

Property is not the usual place of residence of the Grantors.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 its hand this 12th day of June, 2001.

Nancy Krech

Charles W. Krech, III

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 NANCY KRECH AND CHARLES W. KRECH, III, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 12th day of June 2001.

DEBRA L. GENTRY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 26, 2003

NOTARY PUBLIC

My Commission Expires:

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