# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/31/01 14:09 2pgs
Fees:13.00 Taxes:247.90

20010731-0081073

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 67,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF July 2001

Notary Public

MY COMMISSION EXPIRES: March 23, 2002
(AFFIX SEAL)

DAVIDSON COUNTY, TENN. NOTARY PUBLIC LARGE

My Commission Expires MAR. 23, 2002

**THIS INSTRUMENT WAS PREPARED BY**

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David Knoble | **Same as New Owner** | MAP 61-1 |
| **P.O. Box** (NAME) **682145** | (NAME) | PARCEL 18 |
| (ADDRESS) **Franklin, TN 37068** | (ADDRESS) | 12DZ-12850 |
| (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, Aubrey Hiam

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Knoble

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 in Davidson County, Tennessee, described as follows: BEGINNING at a point on the northerly margin of Broadmoor Drive, said point being 354.38 feet west of the intersection of Broadmoor Drive and Lemont Drive; thence with the margin of Broadmoor Drive, North 83 deg. 49 min. 18 sec. West 130.69 feet to a point thence North 6 deg. 37 min. 57 sec. East 279.53 feet to a point in the south margin of an access drive; thence around a curve to the right having a radius of 1120.92 feet, a distance of 111.49 feet to a point; thence South 83 deg. 55 min. 18 sec. East 21.04 feet to a point; thence South 6 deg. 57 min. 22 sec. (erroneously shown as 22 min. in Substitute Trustee's Deed described below) West 285.07 feet to the point of beginning.

Being the same property conveyed to Aubrey Hiam by Substitute Trustee's Deed from Joe M. Kirsch, Substitute Trustee, dated July 18, 2001 and recorded July 23, 2001 as Instrument No. 20010723-0077757 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO RIGHTS OF STATE OF TENNESSEE, DEPARTMENT OF TRANSPORTATION UNDER THAT CERTAIN WARRANTY DEED TO CREATE A CONTROLLED ACCESS HIGHWAY AND RIGHT OF INGRESS AND EGRESS TO AND FROM SAME FROM ABUTTING LANDS AND FURTHER CREATION OF A DRAINAGE FACILITY AS MAY BE LOCATED ON SUBJECT PROPERTY, which deed is of record in Book 4950, Page 339, said Register's Office.

unimproved ( )
This is improved ( X) property, known as 313 Broadmoor Drive, Nashville, Tn 37216
(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 27th day of July 2001

Aubrey Hiam

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 Aubrey Hiam

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 Madison, Tennessee, this 27th day of July, 2001.

Commission expires March 23, 2002

Notary Public

JEANIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 23, 2002

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 _____ 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