This Instrument Was Prepared By:
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Davidson County DEEDWARR
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20011115-0125648

# GENERAL WARRANTY DEED

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO | MAP/PARCEL |
|---|---|---|
| The Estate of Emanuel Schatten<br>1617 Hayes Street<br>Nashville, Tennessee 37203 | Same | Map/Parcel<br>107-106 and<br>107-108 |

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JAMES E. SUMMAR, SR.**, ("the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **THE ESTATE OF EMANUEL SCHATTEN** (the "Grantee"), its successors and assigns, Grantor's six and eight tenths percent (6.8%) interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

**See Attached Exhibit A**

This is improved property, known as 124 Massman Manor Drive, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said interest in said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantor, his heirs and assigns forever; and the Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered and the Grantor does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be executed on this 14th day of November, 2001.

James E. Summar, Sr.

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

I, hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $165,000.00.

Affiant

Subscribed and sworn to before me,
this the 14th day of November, 2001.

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James E. Summar, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 14th day of November, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

**Exhibit A**

PROPERTY DESCRIPTION

TRACT I

All that tract or parcel of land in Davidson County, Tennessee, and shown as Reserved Parcel "A" on the plat of Starline Subdivision of record in Plat book 5200, page 397, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a concrete monument in the Southern R.O.W. margin of Massman Drive said monument being 581.01 feet East of the Eastern property line of Patricia Heights Subdivision, Section I; thence south 45 deg. 45' West 150.00 feet to an iron pin; thence South 44 deg. 15' East 220.00 feet to an iron pin; thence North 45 deg. 45' East 150.00 feet to a concrete monument in the Southern R.O.W. margin of Massman Drive; thence with said R.O.W. North 44 deg. 15' West 220.00 feet to the point of beginning. Said tract containing 0.757 acres, more or less.

TRACT II

All that tract or parcel of land in Davidson County, Tennessee, and shown as Reserved Parcel "B" on the plat of Starline Subdivision of record in Plat Book 5200, page 397, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin located in the southern R.O.W. margin of Massman Drive said pin being 1081.01 feet East of the Eastern property line of Patricia Heights Subdivision , Section I; thence leaving said R.O.W. South 25 deg. 20 min. 07 sec. West 476.75 feet to a point; thence South 87 deg. 21' East 132.44 feet to a point; thence south 86 deg. 18' East 50.25 feet to a point; thence South 87 deg. 20' East 200.00 feet to a point; thence South 3 deg. 00' West 135.50 feet to a point; thence South 86 deg. 54' East 175.00 feet to a point in the southern R.O.W. margin of Massman Drive; thence with said R.O.W. North 2 deg. 59' East 75.33 feet to a point, the beginning of a curve to the left; thence with said curve having a radius of 275.00 feet, 196.03 feet to a point, thence North 37 deg. 52 min. West 197.00 feet to a point; the beginning of a curve to the left; thence with said curve having a radius of 519.87 feet, 58.00 feet to a point; thence North 44 deg. 15 min. West 190.99 feet to the point of beginning. Said tract containing 3.608 acres. more or less.

Being the same property conveyed from Rebecca W. Hitt by Quitclaim Deed to James E. Summar, Sr., of record at Instrument No * , Register's Office for Davidson County, Tennessee.

* 20011115-0125647