Davidson County DEEDWARR
Recvd: 10/18/02 14:14 4pgs
Fees:23.00 Taxes:122.10

20021018-0128313

THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 Johnny Cash Parkway, Ste 3
Hendersonville, TN 37075

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Helio Bernaz 145 Luna Lane Hendersonville, TN 37075	OWNER	31-7

FOR AND IN 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, Harold A. Sesler and wife, Cheryl P. Huber, (now known as Cheryl P. Sesler), hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Robert Helio Bernaz and wife, Olga Bernaz, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in the Sumner County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT 'A'

This is unimproved property TRANHAM ROAD E of Whites Creek Pike.

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. Whenever 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 our hands this 16TH day of Aug, 2002.

Harold A. Sesler

Harold A. Sesler

Cheryl P. Sesler

Cheryl P. Sesler
by: Harold A. Sesler
as her attorney in fact

STATE OF TENNESSEE)
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, the within named Harold A. Sesler ~~and Cheryl P. Huber~~, the bargainors, with whom I am personally acquainted (or whose identity was 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 Hendersonville Tennessee this 16th day of August, 2002.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE ROBERTSON COUNTY TENN.

My Commission Expires: 11/28/02

STATE OF Tennessee
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $73000.00

Affiant

Subscribed and sworn to before me this 16th day of August, 2002.

NOTARY PUBLIC

My Commission Expires: 11-27-05

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Sumner

Before me, the undersigned, a notary in and for the state above, personally appeared the within named Harold A. Sesler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) who acknowledges the execution of the foregoing instrument on behalf of Cheryl P. Sesler as her attorney-in-fact, as the free act and deed of the within named Cheryl P. Sesler.

Witness my hand and official seal at office this 16th, day of Aug, 02.

My commission expires:

11-28-02

NOTARY PUBLIC

File No.: 366

EXHIBIT A

Land lying in the 1st Councilmanic District of Davidson County, Tennessee, and being the property of Harold A. Sesler and Cheryl P. Huber, of record in Deed Book 6809, Page 338 in the Register's Office for Davidson County Tennessee (R.O.D.C., Tn.) and being bound on the north by the southerly line of the Robert Gooch property as of record in Deed Book 5360, Page 278 (R.O.D.C., Tn) and the southerly line of the Maggie Gooch property as of record in Deed Book 5176, Page 87 (R.O.D.C., Tn), on the east by the westerly line of the George W. Hussey property as of record in Deed Book 6684, Page 740, (R.O.D.C., Tn), on the south by the northerly line of the Cotton Oreatha property, as of record in Deed Book 70, Page 20, (R.O.D.C., Tn), and on the west by the centerline of Tranham Road;

BEGINNING at a P.K. Nail set in the centerline of Tranham Road, said nail being 5200', more or less, north of the intersection of Tranham Road and Whites Creek Pike;

Thence, N 70 deg 56' 36" E, 11.98' to an iron pin found, being the southwesterly corner of the Robert Gooch property;

Thence, continuing with said Robert Gooch property, N 70 deg 56' 36" E, 167.63' to an iron pin found;

Thence, N 70 deg 56' 36" E, 13.80' to an iron pin found, being the southeasterly corner of the said Robert Gooch property.

Thence, N 35 deg 22' 03" W, 96.84' to an iron pin set, being the northwesterly corner of the herein described tract;

Thence, with the southerly line of the Maggie Gooch property N 70 deg 19' 21" E, 1696.60' to an iron pin set, being the northeasterly corner of the herein described tract in the easterly line of the George W.Hussey property;

Thence, with said line, S 00 deg 40' 39" E, 262.60' to an iron pin set;

Thence, S 35 deg 10' 39" E, 97.33' to an iron pin set at the northeasterly corner of the Cotton Oreatha property;

Thence, with the northerly line of said Oreatha property, S 70 deg 03' 53" W, passing an old t-post at 1698.39', a total distance of 1721.49' to a P.K. Nail set in the centerline of Tranham Road, said nail being 4900', more or less, north of the intersection of Tranham Road and Whites Creek Pike;

Thence, with a curve to the left, having a central angle of 32 deg 55' 43", a radius of 135.00' chord bearing and distance of N 22 deg 35' 04" W, 76.52' along an arc length of 77.59' to a P.K. Nail set;

Thence, N 35 deg 59' 02" W, 189.55' to the POINT OF BEGINNING and containing 594,861 square feet, or 13.656 acres, more or less.

Being part of the same property conveyed to Harold A. Sesler and Cheryl P. Huber, both unmarried, by deed of record in Book 6809, Page 338, Register's Office for Davidson County, Tennessee.