Davidson County DEEDWARR
Recvd: 12/27/02 10:05 3pgs
Fees:18.00 Taxes:1124.80

20021227-0159467

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **41514 FILE BOX "7"**

WARRANTY DEED

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 25, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS **$ 304,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS **19TH DAY OF DECEMBER, 2002.**

Notary Public

MY COMMISSION EXPIRES: 3/25/06

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
THOMAS E. McCLANAHAN 6586 Burkitt Rd. Antioch, Tn 37013	**S A M E**	**P/O 187-7**

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 **I, RACHEL YATES BONDS, UNMARRIED**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS E. McCLANAHAN and wife, ARMINTA McCLANAHAN**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON STATE OF TENNESSEE, DESCRIBED TO-WIT:**

SEE ATTACHED LEGAL DESCRIPTION

BEING the same property conveyed to Rachel Yates Bonds by deed from Charley Bonds, of record in Book 1148, page 141, Register's Office for Davidson County, Tennessee.

Unimproved ( )

This is improved (X property, known as **6566 Burkitt Road, Antioch, Tennessee 37013**

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 19TH DAY OF DECEMBER, 2002.

Rachel Y Bonds

RACHEL YATES BONDS

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 RACHEL YATES BOND, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 19th day of December, 2002.

NOTARY PUBLIC

My Commission Expires: 3/25/06

ALAN D. MAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 25, 2006

– 19.00 ACRES (827,640 sf)

Land described according to a survey of C. Michael Moran, License No. 970, dated 11/30/02, being part of Map 187, parcel 7, and described as follows:

Land Description

Being a certain parcel of land located in the 31st Councilmanic District of Metropolitan Nashville-Davidson County, Tennessee and being more particularly described as follows:

Beginning on an iron rod with a yellow plastic cap stamped RLS #100 (John B, Kohl), situated on the northerly margin of Burkitt Road, said iron rod being the most southeasterly corner of the Oscar S. Bingham, et ux Property as evidenced in Bk 4899 Pg 968 Register's Office Davidson County, Tennessee (RODC, TN) and being the southwesterly corner of the herein described tract;

THENCE, leaving the said margin of Burkitt Road and with Bingham's easterly boundary line and generally with a fence line N 08°-07'-35" E - 612.23' to an iron rod at a fence corner;

THENCE, with generally with the fence N 82°-06'-54" W - 181.34' to an iron rod with a yellow cap stamped "RLS #100", said iron rod being the northwest corner of Bingham and the northeast corner of William M. and Judy Diane Bruckert as evidenced by Instr. # 20020509-57248 RODC, TN;

THENCE, leaving the said Bingham property and with Bruckert's northerly line, a fence line N 82°-04'50" W - 86.85' to an iron rod at a fence corner; said iron rod situated in the easterly boundary line of Ricky D. and Sandra R. Bolden as evidenced in Bk 9604 Pg 837 RODC, TN;

THENCE, leaving the said Bruckert property and with Bolden's easterly boundary line, N 06°-35'-12 E - 495.54' to an iron rod;

THENCE, N 86°-18'-50" W - 126.28' to an iron rod, said iron rod being Bolden's northwest corner, and a common corner of the Thomas E. and Arminta L. McClanahan property as evidenced by Instr #20000501-42608 RODC, TN and the McClanahan Electric property as evidenced by Instr # 20020102-00350 RODC, TN;

THENCE, with the said McClanahan Electric property's easterly boundary line N 07°-10'-46" E - 698.15' to an iron rod situated in an old fence line; said iron rod being the northeast corner of the McClanahan Electric property and the northwest corner of the herein described tract; said iron rod also being situated by an 18" Hackberry tree; said old fence line being the southerly boundary line of the William Cordell Smith property as evidenced in Bk 2105 Pg 591 RODC, TN;

THENCE, leaving the said McClanahan property and with Smith's southerly boundary line and generally with the old fence line S 84°-43'-31" E - 245.36' to a wooden fence post;

THENCE, S 84°-52'-27" E - 390.16' to an iron rod;

THENCE, leaving the Smith proeprty and with a new line S 08°-07'-35" W - 1909.65' to an iron rod situated in the aforementioned northerly margin of Burkitt Road;

THENCE, with the northerly margin of Burkitt Road and a curve to the right, said curve having a radius of 729.25', a central angle of 05°-02'19" and an arc length of 64.13' (Chord = N 62°-49'-49" W - 64.11') to a point;

THENCE, N 60°-18'-39" W - 166.81' to the Point of Beginning.

Containing 19.00 acres (827,640 Square Feet).

Being a portion of the Rachel Yates Bonds property as recorded in Bk 1148 Pg 141 RODC, TN.