Davidson County DEEDWARR
Recvd: 01/30/03 16:11 3pgs
Fees:18.00 Taxes:370.00

20030130-0013154

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **41602** **FILE BOX "7"**

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 100,000.00.**

James R Kieffer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS **28TH DAY OF JANUARY, 2003.**

Alan L Saturn
Notary Public

MY COMMISSION EXPIRES: 7/29/2006

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 #
JAMES R. KIEFFER and HOUSTON E. HILL 2221 NOLENSVILLE RD. NASHVILLE, TN 37211	**SAME**	**174-194**

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, HAROLD L. KIEFFER, JR.**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES R. KIEFFER and HOUSTON E. HILL**

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 part of the same property conveyed to Harold L. Kieffer, Jr., by deed from Mark A. Ellmore, Jr., Trustee, of record in Book 9708, page 79, Register's Office for Davidson County, Tennessee.

THIS IS INVESTMENT PROPERTY AND HAS NEVER BEEN THE RESIDENCE OF GRANTOR NOR ANY SPOUSE.

TO HAVE AND TO HOLD the said tract or parcel of land with 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 unit 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 unit to the said grantees, their heirs and assigns, against the lawful claims of all persons whosoever. 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.

Unimproved (x)
This is Improved Property known as **14 Acres – Cane Ridge Road, Antioch, Tennessee 37013**

WITNESS MY HAND THIS 28TH DAY OF JANUARY, 2003.

x Harold L. Kieffer Jr x Mary Lou Kieffer

HAROLD L. KIEFFER, JR. MARY LOU KIEFFER

STATE OF TENNESSEE }
}
COUNTY OF DAVIDSON }

& WIFE, MARY LOU KIEFFER

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named HAROLD L. KIEFFER, JR., 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 Nashville, Tennessee, this the 28th day of January, 2003.

Al J Saturn

NOTARY PUBLIC

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

LEGAL DESCRIPTION

Land situated in the 31st Councilmanic District of Davidson County, Tennessee as evidenced in Deed Book 5833, Page 274, Register's Office for Davidson County, Tennessee and being more particularly described according to a survey dated May 13, 1995 by Robert J. Morris, R.L.S. No. 748 as follows:

BEGINNING at an iron pin set at the base of an 8 inch diameter Hackberry Tree and in the right of way of Cane Ridge Road and at the northwest corner of the Harold L. Kieffer 19.2 acre tract and at the southwest corner of the James R. Kieffer 33.53 acre tract, said P.O.B. lies 3762 feet south of Old Franklin Road; THENCE running with the south line of James R. Kieffer, North 81 degrees 33 minutes and 00 seconds East for a distance of 1613.87 feet to an iron pin set at an old fence;

THENCE leaving James R. Kieffer south line and running with the line of I-24 limited South 03 degrees 30 minutes 00 seconds West for a distance of 616.80 feet and running with said fence to an existing iron pin at the fence corner; THENCE running with the north line Alexander North 87 degrees 04 minutes 47 seconds West for a distance of 842.27 feet to an iron pin set at a fence corner, the common corner of Alexander, Baldwin, and Kieffer;

THENCE with the line of Baldwin South 45 degrees 31 minutes 57 seconds West for a distance of 534.82 feet to an iron pin set in the east right of way of Cane Ridge Road;

THENCE North 24 degrees 13 minutes 51 seconds West for a distance of 32.15 feet to an iron pin set in said right of way and the beginning of a curve;

THENCE along a curve to the left having a radius of 673.68 feet and arc length of 173.07 feet, being subtended by a chord of North 31 degrees 35 minutes 26 seconds West for a distance of 172.60 feet to an iron pin set in said right of way;

THENCE North 38 degrees 57 minutes 01 seconds West for a distance of 174.73 feet to an iron pin set in said right of way and the beginning of a curve.

THENCE along a curve to the right having a radius of 461.00 feet and an arc length of 248.59 feet, being subtended by a chord of North 23 degrees 30 minutes 08 seconds West for a distance of 245.59 feet to an iron pin set in said right of way;

THENCE North 08 degrees 03 minutes 15 seconds West for a distance of 174.51 feet to the point of beginning.

Together with and subject to covenants, easements, and restrictions of record. Said property contains 19.268 acres more or less.

INCLUDED IN THE FOREGOING LEGAL DESCRIPTION OF PROPERTY BUT EXPRESSLY EXCLUDED AND RETAINED BY THE GRANTOR FOR PURPOSES OF THE WITHIN DESCRIBED CONVEYANCE OF REAL PROPERTY IS A TRACT OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land situated in the 31st Councilmanic District of Davidson County, Tennessee and being a portion of the Harold L. Kieffer, Sr. 19.2 acre tract as evidenced in Deed Book 5833, page 274 and being more particularly described according to a survey dated May 13, 1995 by Robert J. Morris, R.L.S. No. 748 as follows;

BEGINNING at an iron pin set at the base of an 8 inch diameter Hackberry Tree and in the right of way of Cane Ridge Road and in the northwest corner of Harold L. Kieffer, Sr. 19.2

acre tract and the southwest corner of the James R. Kieffer 33.53 acre tract, said P.O.B. lies 3762 feet south of Old Franklin Road;

THENCE North 81 degrees 33 minutes 00 seconds East for a distance of 685.29 feet and running with the line of James R. Kieffer to an iron pin set;

THENCE South 02 degrees 00 minutes 17 seconds East for a distance of 239.50 feet to an iron pin set;

THENCE South 65 degrees 17 minutes 56 seconds West for a distance of 620.62 feet to an iron pin set in the east right of way of Cane Ridge Road;

THENCE along a curve to the right having a radius of 461.00 feet and an arc length of 248.59 feet, being subtended by a chord of North 23 degrees 30 minutes 08 seconds West for a distance of 245.59 feet to an iron pin set on the easterly right of way of Cane Ridge Road;

THENCE North 08 degrees 03 minutes 15 seconds West for a distance of 174.51 feet with an east right of way of Cane Ridge road to the point of beginning. Together with and subject to covenants, easements, and restrictions of record. Said property contains 5.006 acres, more or less.