Davidson County DEEDWARR
Recvd: 03/19/03 15:05 5pgs
Fees:38.00 Taxes:143.43
20030319-0036592

This Instrument Prepared By Julie E Officer, Attorney
109 South Court Square, Livingston, Tennessee 38570

TAX MAP 89
Portion of Parcel
034

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) Dollars, cash in hand paid by the GRANTEE, plus other valuable consideration, the receipt of which is acknowledged, I, **FANNIE C. BUCHANAN,** hereinafter referred to as the GRANTOR, have this day bargained and sold and by these presents do transfer and convey unto **RICHARD N. COOLIDGE,** hereinafter referred to as the GRANTEE, his heirs, successors or assigns, a certain tract or parcel of land lying and being in the 13th Civil District of Davidson County, Nashville, Tennessee, more particularly described as follows:

BEING situated on the north east side of Old Hickory Boulevard, Being shown onTax Map 089 as a portion of Parcel 034.00, owned by Fannie C. Buchanan of record in Deed Book 00001467, Page 0000521, in the Register's Office for Davidson County (R.O.D.C., TN), shown as such on a boundary survey by Wiser Company LLC, drawing reference #03-01-603, and being more particularly described as follows:

COMMENCING at a fence post at the north east corner of the aforementioned parcel 034.00 and the southwest corner of the Eller and Olson Stone Co. Inc. Property; Thence South 10 deg 16' 30" East, 1788.26' to a fence post this being the true POINT OF BEGINNING and the north east corner of herein described property; Thence with a fence line and the remaining portion of said Buchanan property for the next four (4) calls, South 07 deg 47' 19", 329.59' to a 8" Hackberry tree; Thence South 26 deg 55' 47" East, 112.64' to a fence post, said fence post sitting east of a stock pond; Thence South 30 deg 45' 32" West, 53.05' to a 24" Hackberry tree, said Hackberry being just southeast of said stock pond; Thence South 01 deg 48' 24" East, 469.49' to an iron pin set, said pin being in the North margin of Old Hickory Boulevard; Thence along the North margin of Old Hickory Boulevard, North 85 deg 47' 36" West 555.09' to an iron pin set; Thence leaving said road, with a fence line and said remaining Buchanan property, North 08 deg 00'07" East, 216.59' to a fence post; Thence North 84 deg 24' 29" West, 160.49' to a fence post; Thence North 21 deg 39' 25" East, 201.55' to a fence post; Thence North 36 deg 27' 26" West, 71.18' to a fence post; Thence 53 deg 35' 04" East, 84.13' to a fence post; Thence North 30 deg 56' 37" West, 136.83' to a fence post in an intersecting fence; Thence with a fence line North 65 deg 34' 10" East, 626.48' to the POINT OF BEGINNING and containing 467,407.6 Square Feet or 10.73 acres, more or less. See Exhibit "A" Survey of Vernon Bell, Dated 01/23/03 and Property Description.

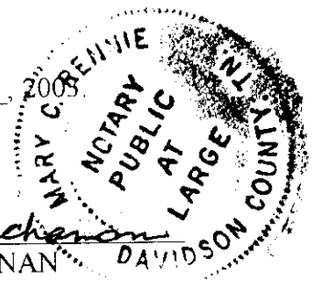
BEING part of the same property conveyed to Fannie C. Buchanan from Hattie J. Buchanan, Harry Jefferson Buchanan and Thomas W. Buchanan, by Deed of Partition in Deed Book 1467, Page 521, Register's Office for Davidson County, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs, successors or assigns, forever. And I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered

Person or Agency
Responsible for Taxes:
Richard N. Coolidge
4068 Old Hickory BLVD
Nashville TN 37218

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs, successors or assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 11th day of March, 2003.



Fannie C. Buchanan
FANNIE C. BUCHANAN

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 FANNIE C. BUCHANAN, the Grantor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

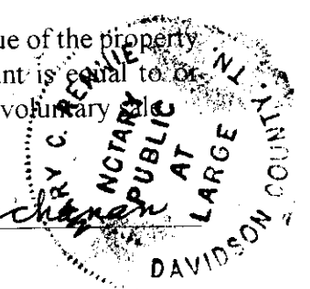
WITNESS my hand and official seal at office on this the 11th day of March, 2003.

Mary C. Rennie
Notary Public

My Commission Expires:
2/5/07

* * * * * * * * * * * *

I, or we, hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 10.00 _____, whichever amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.



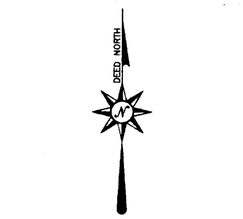
Fannie C. Buchanan
Affiant

Sworn to and subscribed to before me on this the 11th day of March, 2003.

Mary C. Rennie

My Commission Expires: 2/5/07

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,764.08
Richard N. Coolidge
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF March 2003.
Deputy Register
My Commission Expires 2/5/07

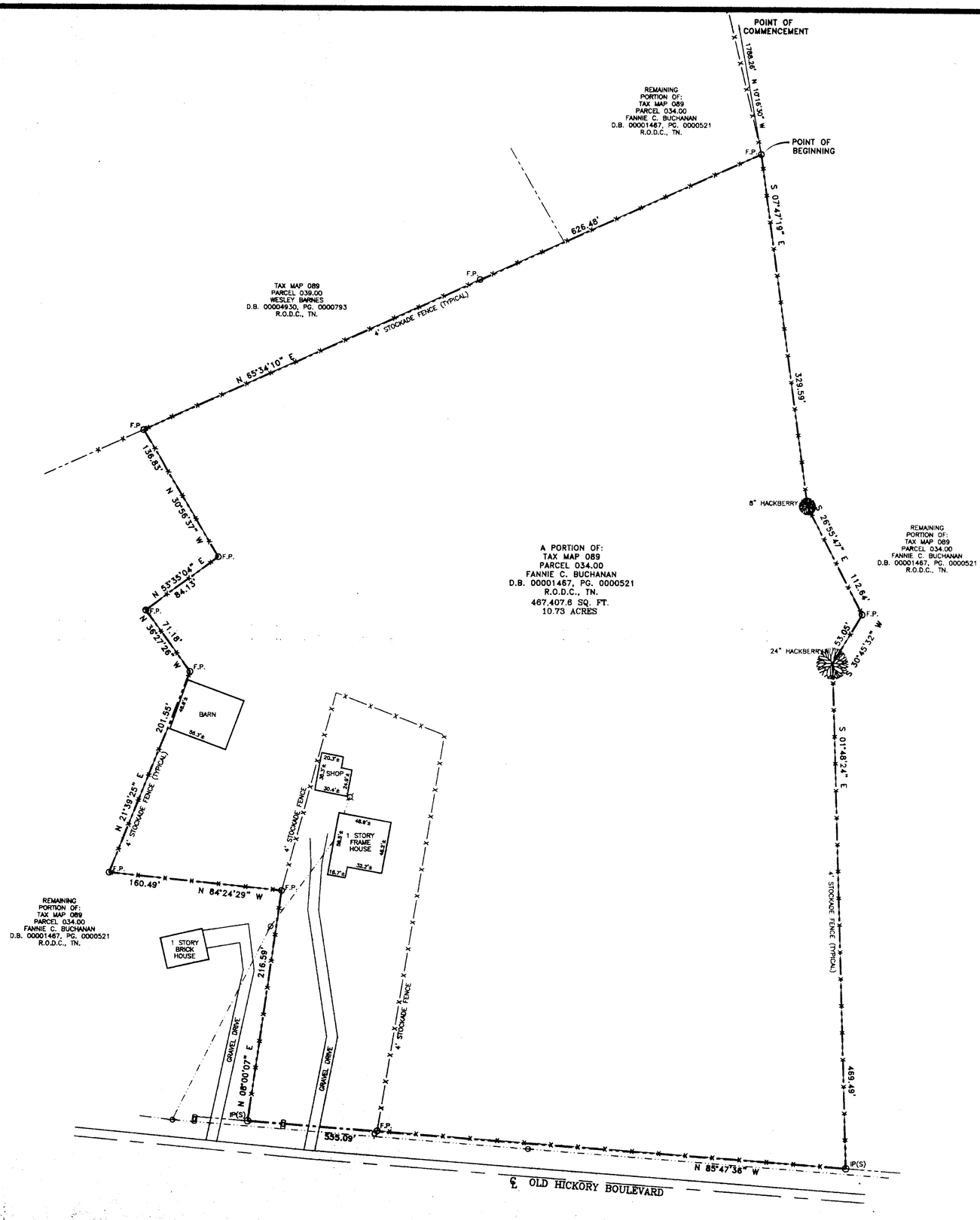


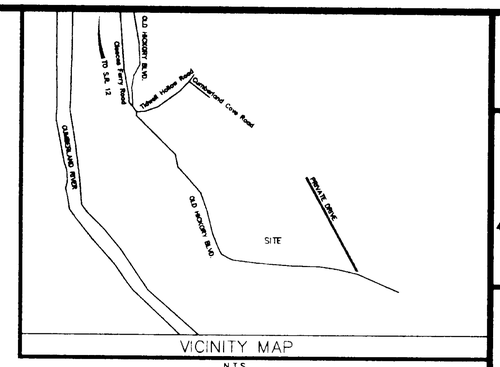
SCALE: 1"=50'

LEGEND:

O IP(S)	IRON PIN SET
O F.P.	FENCE POST
	WATER METER
	FIRE HYDRANT
	POWER POLE
	LIGHT POLE
	GUY WIRE
———	PROPERTY LINE
X X	FENCE
——— — ———	UTILITY LINE

IRON PINS DENOTED AS SET ARE 1/2" IN DIAMETER STEEL REINFORCED RODS, 18" IN LENGTH WITH PLASTIC CAPS STAMPED "WISER CO."





VICINITY MAP

N.T.S.

Notes

1. The purpose of this survey is to subdivide the property of Fannie C. Buchanan.
2. Shown on Property map 089, a portion of parcel 034.00
3. Property contains 10.73 acres or 467,407.6 square feet.
4. Deed reference: Fannie C. Buchanan
   Deed book 00001467, page 0000521
   Registers Office for Davidson County, Tennessee
5. Bearings are referenced to current deed of record in Deed book 00001467, page 0000521. Registers Office for Davidson County, Tennessee.
6. Location of underground utilities as shown hereon are based on field locations of above —ground structures. Additional buried utilities and/or structures may exist.
7. No attempt was made as part of this survey to determine or show the existence, location, size, depth, or other properties of municipal or public service utilities/facilities.
8. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.
9. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
10. All buildings, and surface/subsurface improvements on and adjacent to the site are not necessarily shown hereon.
11. This parcel of land is subject to any and all right-of-ways and/or easements either by record and/or prescription that a complete title search may reveal.

CERTIFICATE OF ACCURACY

I hereby certify that this is a category I survey and the ratio of precision of the unadjusted survey is greater than 1 : 10,000 as shown hereon. I also certify that the monuments have been or will be placed as shown hereon to the specifications of the City Engineer.

01-27-03
Date

Vernon W. Sell TN. R.L.S. NO.2198

20030319-0036592

EX. A

REVISIONS:

PREPARED FOR:
OWNER/CLIENT

RICHARD N. COOLIDGE
4068 OLD HICKORY BOULEVARD
NASHVILLE, TN. 37218

SUBDIVISION OF THE:

FANNIE C. BUCHANAN PROPERTY

FOR: RICHARD N. COOLIDGE

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

TAX MAP REF.: Tax Map 89 Portion of Parcel 034
SURVEYED BY: B.B., M.D.
DRAWING DATE: 1/14/03
DRAWN BY: A.M.D.
CHECKED BY: V.W.B.
SCALE: 1"=50'
PROJECT NUMBER: 03-01-603
FILE NAME: REFER TO BOTTOM LEFT OF SHEET

Wiser COMPANY
Engineering · Surveying · Mapping
1431 Kensington Square Court
Murfreesboro, Tennessee 37130
Telephone: 615.896.7375
Facsimile: 615.890.7016
www.wiserco.com

VERNON W. SELL TENNESSEE REGISTERED LAND SURVEYOR NO. 2198
01-27-03

SHEET NO.
1 OF 1

PROPERTY DESCRIPTION

Land lying in the 13th Civil District of Davidson County, Nashville, Tennessee, generally being situated on the north east side of Old Hickory Boulevard, Being shown on Tax Map 089 as a portion of Parcel 034.00, owned by Fannie C. Buchanan of record in Deed Book 00001467, Page 0000521, in the register's office for Davidson County (R.O.D.C., TN.), shown as such on a boundary survey by Wiser Company LLC, drawing reference #03-01-603, and being more particularly described as follows:

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Thence, S 10°16'30"E, 1788.26' to a fence post this being the true POINT OF BEGINNING and the north east corner of herein described property;

Thence, with a fence line and the remaining portion of said Buchanan property for the next four (4) calls, S 07° 47'19", 329.59' to a 8" Hackberry tree;

Thence, S 26° 55'47"E, 112.64' to a fence post, said fence post sitting east of a stock pond;

Thence, S 30°45'32"W, 53.05' to a 24" Hackberry tree, said Hackberry being just southeast of said stock pond;

Thence, S 01°48'24"E, 469.49' to an iron pin set, said pin being in the north margin of Old Hickory Boulevard;

Thence, along the north margin of Old Hickory Boulevard, N 85°47'36"W, 555.09' to an iron pin set;

Thence, leaving said road, with a fence line and said remaining Buchanan property, N 08°00'07"E, 216.59' to a fence post;

Thence, N 84°24'29"W, 160.49' to a fence post;

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Thence, N 53°35'04"E, 84.13' to a fence post;

Thence, N 30°56'37"W, 136.83' to a fence post in an intersecting fence;

EX. A

Thence, with a fence line N 65°34'10" E, 626.48' to the POINT OF BEGINNING and containing 467,407.6 Sq. Ft. or 10.73 ac. more or less.



01-21-03