580

Davidson County DEEDWARR
Recvd: 07/01/03 08:53 3pgs
Fees:18.00 Taxes:2358.75
20030701-0090370

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
J. D. Eatherly, et al 1700 Hayes Street Suite 104 Nashville, TN 37204	same	Map 142, Parcel 247.00

This instrument prepared by: David B. Gray Hix & Gray, PLC
315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Raymond C. Whiteaker, Jr.** ("Grantor") has bargained and sold, and hereby transfers and conveys to **J. D. Eatherly, Marshall I. Karr and Richard G. Conners,** each as tenants in common with undivided ownership interests of 75%, 12.5% and 12.5%, respectively (collectively the "Grantee"), and their respective heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, his respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. All matters as shown on subdivision plan of record in Book 5210, page 388, Register's Office for Davidson County, Tennessee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and his heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 130 Belle Forest Circle, Nashville, Tennessee.

EXECUTED this 30th day of June, 2003.

Raymond C. Whiteaker

RAYMOND C. WHITEAKER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Raymond C. Whiteaker, Jr. 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 seal, this 30th day of June, 2003.

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 01/31/04

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $637,500.00.

AFFIANT

Subscribed and sworn to before me this 30th day of June 2003.

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 01/31/04

C:/whiteaker/warranty deed

EXHIBIT "A"

LEGAL DESCRIPTION/EXHIBIT A

A tract of land in the Second Civil District of Davidson County, Tennessee, being Lot 8-B on the Second Resubdivision of Lot 8, Bellevue Center, Section 3, as of record in Book 5210, Page 388, Register's Office for said County, described as follows:

BEGINNING at a concrete monument in the northwest corner of the herein described tract and the northeast corner of Lot 1 as recorded on the plat of Bellevue Center, Section 3, recorded in Book 5200, Page 103, and proceeding as follows:

1. With the south right-of-way of Belle Forest Circle, easterly along said right-of-way and with a 330.86'-radius curve to the right, a distance of 123.67' to a concrete monument; thence

2. Continuing with said right-of-way, North 63 deg.-36' East a distance of 58.98' to an iron pin; thence,

3. Leaving said right-of-way, South 51 deg.-24' East a distance of 215.3' to an iron pin; thence,

4. South 50 deg.-30' West a distance of 26.05' to a concrete monument; thence,

5. South 44 deg.-33' West a distance of 148.0' to a concrete monument; thence,

6. North 51 deg.-24' West a distance of 249.74' to the point of beginning and containing 41,122.628 square feet, or 0.944 acres, more or less, as per survey by Turner Engineering Company dated June 12, 1981.

INCLUDED in the above description is the joint parking easement as shown on said survey and a pavement encroachment as shown.

BEING the same property conveyed to RAYMOND C. WHITEAKER, JR., his heirs and assigns by Warranty Deed from HARRY M. ROWLAND, Trustee of record in Book 5780, Page 696, Register's Office for Davidson County, Tennessee.