WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/20/04 11:04 3pgs
Fees:18.00 Taxes:1525.33

20040420-0044565

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: September 24, 2005.

(AFFIX SEAL) LARGE

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 24, 2005

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Boulevard, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. Kaiser	Michael J. Kaiser	113-0-122
(NAME)	(NAME)	
6033 Firetower Road	6033 Firetower Road	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE,

Bobby McAlpine and Hal Cato, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael J. Kaiser, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 6033 Firetower Road, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 19th day of April, 2004.

Hal Cato by: Hal Cato Atty in Fact

Bobby McAlpine by: Hal Cato Atty in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cathie Cato Renken, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Bobby McAlpine, and acknowledged that she executed the same as the free act and deed of the said Bobby McAlpine.

Witness my hand and official seal at office, this 14th day of April, 2004.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 3/25/06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cathie Cato Renken, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Hal Cato, and acknowledged that she executed the same as the free act and deed of the said Hal Cato.

Witness my hand and official seal at office, this 14th day of April 2004.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 3/25/06

EXHIBIT A

Being a tract of land in the southwestern portion of Davidson County, found on Tax Map 113, being a portion of Parcel 122 in the 23rd Councilmanic District. Bounded on the North by Teddy H. Richardson as recorded in Deed Book 6521, page 320, Register's Office for Davidson County (RODC), on the East & South by Karin Dale Coble as recorded in Deed Book 6405, page 103 & Deed Book 6525, page 809 RODC, on the West by centerline of Fire Tower Road. Tract being described as follows:

Point of beginning being a set point at the centerline of Fire Tower Road, approximately 294.60 feet southeast, as measured along the centerline, of the intersection of Buffalo Road and Fire Tower Road, also being the northwest corner of the trace being described; thence leaving said centerline South 83°19'40" East 776.25 feet to set point; thence South 6°40'20" West 576.05 feet to set point; thence South 72°23'54" West 141.18 feet to a set point; thence North 71°03'04" West 803.57 feet to a set point in the centerline of Fire Tower Road; thence with said centerline North 34°46'57" East 50.34 feet to a set point; thence continuing with said centerline and a curve to the left having a radius of 1335.00 feet, an arc length of 332.51 feet, a central angle of 14°16'15", a chord bearing and distance of North 27°38'50" East 331.65 feet to a set point; thence continuing with said centerline and a curve to the left having a radius of 194.00 feet, an arc length of 110.75 feet, a central angle of 32°42'34", a chord bearing and distance of North 4°09'25" East 109.25 feet to the point of beginning.

Containing 464,273 square feet or 10.66 acres.

Being a portion of the property conveyed to Bobby McAlpine and Hal Cato, by deed of record as Instrument No. 20000811-0079863, Register's Office for Davidson County, Tennessee.