WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/10/04 13:07 2pgs
Fees:13.00 Taxes:943.50

20041210-0147346

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: November 23, 2006.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Maher	AmSouth Bank	Map 118-11
(NAME)	(NAME)	
1710 Berrys Chapel Road	P.O. Box 57046	Parcels 106 and
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064	Irvin, CA 92619-7046	part of 104
(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,

NJC Leasing Corporation, a Tennessee Corporation,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Larry Maher and Janel Maher,

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:

A tract of land in Davidson County, Tennessee, being Lot #11 of Re-subdivision of Lots 11, 12 & 13, Berry Hill Gardens, as of record in Instrument No. 20041210-0147345 Register's Office of Davidson County, Tennessee, and more particularly described as follows, according to a survey by Caldwell Engineering and Surveying. Refer to the Plat for a More Complete Description.

Beginning at an iron pin in southerly right-of-way of East Iris Drive, being the northwest corner of the herein described tract and the northeast corner of Hurt as of record in Book 6027, Page 936, Register's Office for Davidson County, Tennessee; thence East Iris Drive S 71° 07' 59" E 27.22 feet to an iron pin being the point of a curve, having a radius of 383.27 feet, a central angle of 6° 10' 43", an a chord of 41.31 feet, bearing S 67° 55' 04" E; thence along said curve 41.33 feet to an iron pin, being the northwest corner of Lot #12; thence with Lot #12 S 19° 26' 44" W 19.75 feet to an iron pin; thence S 33° 33' 07" W 36.71 feet to an iron pin; thence S 37° 21' 57" W 73.11 feet to an iron pin; thence S 36° 02' 30" W 85.77 feet to an iron pin in the boundary of Hudson as of record in Book 7611, Page 270, Register's Office for Davidson County, Tennessee; thence with Hudson N 60° 54' 23" W 40.00 feet to an iron pin in the boundary of Carmack, as of record in Instrument No. 20040428-0048116, Register's Office for Davidson County, Tennessee; thence with Carmack N 24° 46' 05" E 60.16 feet to an iron pin in the boundary of Montgomery – (Living Trust) as of record in Book 10484, Page 75, Register's Office for Davidson County, Tennessee, and with Hurt; thence with Hurt S 83° 37' 17" E 8.39 feet to an iron pin; thence N 24° 47' 50" E 140.85 feet to the point of beginning and containing 0.27 acres, more or less.

Part of

Being the same property conveyed to NJC Leasing Corporation, a Tennessee corporation, by Warranty Deed from Valley International, Inc., of record in Book 7979, Page 486, Register's Office for Davidson County, Tennessee, dated executed 11/3/89, date filed 11/8/89.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 437 East Iris Drive, Nashville, TN 37204
(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 my hand this 8th day of December, 2004.

NJC Leasing Corporation, a Tennessee Corporation

By: _____
James L. Jacobs, President

Attest: _____
Glenda J. Jacobs, Secretary

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named James L. Jacobs, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president of NJC Leasing Corporation, a Tennessee Corporation, the within named bargainor, a corporation, and that he as such president executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as president.

Witness my hand and official seal at Nashville, Tennessee this 8th day of December, 2004.

Commission expires: November 25, 2006

_____
Mark A. Ellmore, Jr.
Notary Public

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Glenda J. Jacobs, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be secretary of NJC Leasing Corporation, a Tennessee Corporation, the within named bargainor, a corporation, and that she as such secretary executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as secretary.

Witness my hand and official seal at Nashville, Tennessee this 8th day of December, 2004.

Commission expires: November 25, 2006

_____
Mark A. Ellmore, Jr.
Notary Public

NOTARY PUBLIC AT LARGE

Complete