Davidson County DEEDWARR
Recvd: 03/22/05 13:48 6 pg
Fees:33.00 Taxes:407.00

20050322-0031234

#238

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
William R. Weakley and James W. Weakley	Bank of America	Map 127-
8237 Highway 70 South	6700 Lakeview Center Dr	Parcel 193
Nashville, TN 37221	Tampa, FL 33619	

Return to:

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Jo Ann Conrad, unmarried,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **William R. Weakley and James W. Weakley, as joint tenants with right of survivorship and not as tenants in common,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, and described as follows:

BEGINNING at the northwest corner of the property conveyed to Harold D. Gray and Margie Lee Hunter by deed of record in Book 4111, page 991, said Register's Office; thence South 4 deg. 24 min. East 975 feet to an iron pin; thence North 85 deg. 36 min. East 292.0 feet to an iron pin; thence North 4 deg. 24 min. West 220.0 feet to an iron pin; thence North 25 deg. 11 min. West 447.07 feet to an iron pin; thence North 0 deg. 40 min. East 113.0 feet to an iron pin; thence North 47 deg. 32 min. West approximately 149 feet to a point; thence with a curve to the right having a radius of 397.8 feet a distance of approximately 206 feet to the point of beginning, containing 5.00 acres, more or less.

Being the same property conveyed to Jo Ann Conrad by quitclaim deed from Margie Lee Hunter, unmarried of record in Book 9923, page 988, said Register's Office.

This description is the same as was used in the last deed of record.

This is improved property commonly known as: **8237 Highway 70 South, Nashville, TN 37221.**

This conveyance is subject to the following:

1. 2005 Taxes, a lien not yet due and payable.
2. Subject to ingress and egress to public road.
3. Subject to a revised survey of record in Book 10339, page 272, for the above real property, see attached Exhibit "A", said Register's Office.
4. All matters appearing of record in Register's Office for Davidson County, Tennessee.

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $110,000.00.

William R. Weakley
Affiant

Subscribed and sworn to before me this 17th day of March, 2005.

Notary public:

My Commission Expires MAR. 31, 2007

My Commission Expires: _____

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **17th** day of **March, 2005**

Jo Ann Conrad

Jo Ann Conrad

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

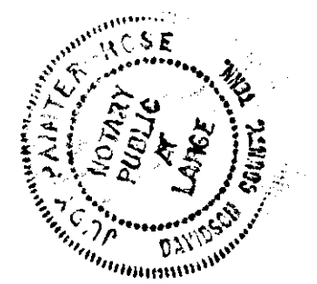
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jo Ann Conrad**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **SHE** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this **17th** day of **March, 2005.**

Notary Public

My Commission Expires MAR. 31, 2007

My Commission Expires:_____



10339

Exhibit "A"

10339:272

REVISED SURVEY

On January 22, 1996, Margie Lee Hunter, with full power to sell, transfer, mortgage and otherwise convey certain real property situated off Highway 70 S. in Nashville, Davidson County, Tennessee, did quitclaim and convey unto Joann Conrad, her heirs and assigns, all right, title and interest in and to a certain tract of land as recorded in Deed Book 9023, Page 988 and identified on the Davidson County Tax Maps as Map 127, Parcel 193 (the "Property").

Subsequent to such conveyance to Joann Conrad, the Property was re-surveyed and the revised boundaries for the Property are as set forth below.

COMMENCING AT AN IRON PIN, SAID PIN BEING IN THE SOUTHERLY MARGIN OF A RIGHT OF WAY AS SHOWN ON THE PLAT OF SECTION 1, MERRYMOUNT ACRES AS RECORDED IN BOOK 3700, PAGE 017, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND BEING SOUTH 59° 17' 55" EAST, 179.27 FEET FROM THE POINT OF COMMENCEMENT;

THENCE, SOUTH 35° 13' 58" EAST, 128.47 FEET, TO AN IRON PIN;

THENCE, SOUTH 47° 02' 48" WEST, 192.70 FEET, TO AN IRON PIN;

THENCE, SOUTH 05° 15' 37 WEST, 167.81 FEET, TO AN IRON PIN;

THENCE, SOUTH 20° 35' 23" EAST, 110.42 FEET, TO AN IRON PIN;

THENCE, SOUTH 25° 25' 03" EAST, 353.77 FEET, TO AN IRON PIN;

THENCE, SOUTH 00° 17' 35" WEST, 320.00 FEET, TO AN IRON PIN;

THENCE, NORTH 89° 42' 25 WEST, 292.00 FEET, TO AN IRON PIN;

THENCE, NORTH 00° 17' 35" EAST, 1102.50 FEET, TO AN IRON PIN;

THENCE, ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 23° 52' 53" AND A RADIUS OF 397.80 FEET, A DISTANCE OF 165.81 FEET, TO THE POINT OF COMMENCEMENT, CONTAINING 219,426 SQUARE FEET (5.0373 ACRES).

BEING A PORTION OF THE PROPERTY CONVEYED TO MARGIE LEE HUNTER, BY DEED OF RECORD IN DEED BOOK 5241, PAGE 912, OF RECORDS IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

ALSO BEING A PORTION OF THE SAME PROPERTY CONVEYED TO MARGIE LEE HUNTER, BY DEED OF RECORD IN DEED BOOK 8102, PAGE 529, OF RECORDS IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

MAP ATTACHED AS EXHIBIT "A"

By their signatures hereinbelow, Margie Lee Hunter and Joann Conrad confirm and agree that the foregoing survey description of the Property is correct and should be recorded appropriately in Davidson County record books to reflect such revised boundaries.

Accepted and agreed as of the dates shown below:

Margie Lee Hunter — Date: 1/29/97

Margie Lee Hunter

Joann Conrad — Date: 1/29/97

Joann Conrad

Survey Prepared By: Briggs Engineering Co., Inc.
4000 Church St. East
Bldg. A. Suite 109
Brentwood, TN 37027
Frank V. Neely
Registered Land Surveyor

10339

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me this 29 day of Jan 1997, by Margie Lee Hunter and Joann Conrad, known to me, who executed the foregoing instrument for the purpose therein contained and Joann Conrad, upon oath, acknowledged herself to be the owner of that certain real property situated in Davidson County and identified on the County Tax Assessor records as Tax Map 127, Parcel 193

(AFFIX NOTARIAL SEAL)

Pat Ruskin
(Official Signature of Notary)

NOTARY PUBLIC STATE OF TENNESSEE

Pat Ruskin
(Printed, Typed or Stamped Name of Notary)

My commission expires

MY COMMISSION EXPIRES NOV. 29,2000

COMMISSION NUMBER

Page 2 of 2

MAIL ENV.

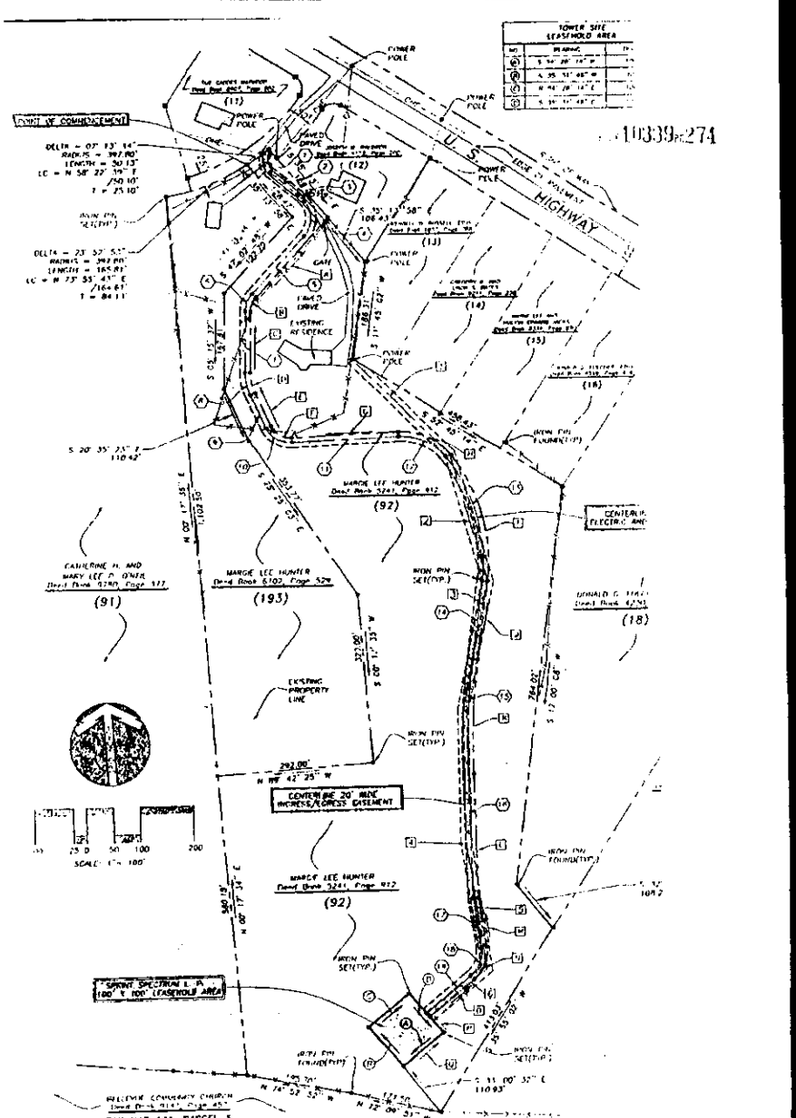
0269975
IDENTIFICATION REFERENCE

97 FEB -4 PM 1:28
PAULA J. HUSSEY, REGISTER
DAVIDSON COUNTY, TN.

18.00 0104 01/29/97 0269975

273

10339



10339 PG 274

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