PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUTIE 330
BRENTWOOD, TN 37027

This instrument prepared by:
Mandy Baird, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-830959**

Davidson County DEEDWARR
Recvd: 06/09/05 14:22 4 pg
Fees:23.00 Taxes:1202.50



20050609-0066217

WARRANTY DEED

THIS INDENTURE, made and entered into this **Twenty-seventh day of May, 2005**, by and between **Mary Grissim Morrison, now known as Mary S. Grissim, unmarried**, parties of the first part, and **Nicole Schlechter and husband, Raymond Bluth**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND LYING AND BEING SITUATED IN THE 9TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING DESCRIBED ACCORDING TO AN UNRECORDED SURVEY MADE BY CARLISLE AND BROWN, ENGINEERS AND SURVEYORS, DATED APRIL 15, 1981, AS FOLLOWS, TO WIT:

BEGINNING AT A POINT LOCATED IN THE CENTER OF HESTER BEASLEY ROAD, SAID POINT BEING THE NORTHEAST CORNER OF THE JAMES C. HAMBLEN PROPERTY AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED LAND; THENCE WITH THE CENTER OF HESTER BEASLEY ROAD AS FOLLOWS; S 89 DEG. 43 MIN. E A DISTANCE OF 263.00 FEET TO A POINT; S 70 DEG. 51 MIN. E A DISTANCE OF 239.00 FEET TO A POINT; S 51 DEG. 26 MIN. E A DISTANCE OF 267.00 FEET TO A POINT; THENCE LEAVING THE ROAD AND WITH DAVE ARCHEY, JR.'S LINE AS FOLLOWS: S 7 DEG. 05 MIN. W A DISTANCE OF 97.70 FEET CROSSING A CREEK TO A 12-INCH OAK ON THE SOUTH BANK OF THE CREEK; S 3 DEG. 23 MIN. E A DISTANCE OF 165.18 FEET TO AN IRON PIN; S 38 DEG. 12 MIN. E A DISTANCE OF 67.31 FEET TO AN IRON PIN; S 56 DEG. 05 MIN. E A DISTANCE OF 142.98 FEET TO AN IRON PIN IN BEN P. GREER'S WESTERLY LINE; THENCE WITH GREER'S LINE AS FOLLOWS; S 5 DEG. 20 MIN. W A DISTANCE OF 244.12 FEET TO A SET CONCRETE BLOCK; S 87 DEG. 47 MIN. W A DISTANCE OF 262.08 FEET TO A 30-INCH TEE AT A FENCE CORNER; S 6 DEG. 32 MIN. W A DISTANCE OF 283.01 FEET TO A 24-INCH TREE AT A FENCE CORNER; THENCE WITH JANE E. BATSON YORK'S LINE AND WOLODYMYR KINDRAT'S LINE S 3 DEG. 40 MIN. W A DISTANCE OF 2140.40 FEET TO AN IRON PIN IN A ROCK PILE; S 0 DEG. 20 MIN. E A DISTANCE OF 178.90 FEET TO AN IRON PIN AT JOHNEY M. GROVES' NORTHEAST CORNER; THENCE WITH GROVES' LINE AS FOLLOWS: N 68 DEG. 00 MIN. W A DISTANCE OF 561.00 FEET TO AN IRON PIN; N 37 DEG. 45 MIN. W A DISTANCE OF 599.00 FEET TO AN IRON PIN AT A CORNER OF THE J. M. WHITSITT, JR. PROPERTY; THENCE WITH WHITSITT'S LINE AS FOLLOWS: N 42 DEG. 00 MIN. E A DISTANCE OF 234.00 FEET TO AN IRON PIN; N 60 DEG. 58 MIN. E A DISTANCE OF 132.28 FEET TO AN IRON PIN IN A ROCK PILE ON TOP OF A HILL; N 1 DEG. 00 MIN. W A DISTANCE OF 818.00 FEET TO AN IRON PIN; N 38 DEG. 00 MIN. W A DISTANCE OF 214 FEET TO AN IRON PIN AT JAMES C. HAMBLEN'S SOUTHEAST CORNER; THENCE WITH HAMBLEN'S LINE AS FOLLOWS: N 42 DEG. 44 MIN. E A DISTANCE OF 74.13 FEET TO AN IRON PIN; N 47 DEG. 30 MIN. E A DISTANCE OF 174.00 FEET TO 12-INCH OAK TREE WEST OF A POND; N 33 DEG. 18 MIN., E A DISTANCE OF 154.59 FEET TO AN IRON PIN; N 23 DEG. 00 MIN. E A DISTANCE OF 155.00 FEET TO AN IRON PIN IN A BRANCH; N 27 DEG. 00 MIN. E A DISTANCE OF 245.00 FEET TO AN IRON PIN IN A BRANCH; N 8 DEG. 00 MIN. E A DISTANCE OF 200.00 FEET TO AN IRON PIN; N 2 DEG. 00 MIN. E A DISTANCE OF 118.31 FEET TO AN IRON PIN; N 23 DEG. 23 MIN. W A DISTANCE OF 142.05 FEET TO AN IRON PIN; N 2 DEG. 25 MIN. W A DISTANCE OF 154.44 FEET TO AN IRON PIN; N 7 DEG. 25 MIN. W A DISTANCE OF 205.12 FEET TO A 15 INCH CHERRY TREE; N 9 DEG. 58 MIN. W A DISTANCE OF 116.87 FEET CROSSING A CREEK TO THE POINT OF BEGINNING.

INCLUDED BUT EXCLUDED FROM THE ABOUT DESCRIPTION IS THAT PROPERTY WITH HAS BEEN CONVEYED OUT AS FOLLOWS:

GENERAL WARRANTY DEED CONVEYED UNTO W. HUDSON CONNERY, JR. OF RECORD IN BOOK 10200, PAGE 776 ALONG WITH AN EASEMENT OF RECORD IN BOOK 10200, PAGE 782.

WARRANTY DEED CONVEYED UNTO MICHAEL H. READ OF RECORD IN BOOK 10568, PAGE 268, AND

EASEMENT CONTRACT CONVEYED UNTO BARBARA ANN ARCHEY OF RECORD IN BOOK 11130, PAGE 928, CORRECTED OF RECORD IN BOOK 11765, PAGE 369, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM D. E. MOODY AND THIRD NATIONAL BANK IN NASHVILLE, TRUSTEE U/W OF THOMAS CALVIN MOODY, DECEASED TO CHARLES Y. MORRISON AS RECORDED ON MAY 21, 1981 IN BOOK 5747, PAGE 810; QUITCLAIM DEED FROM GEORGE E. MUDTER, JR., TRUSTEE TO CHARLES Y. MORRISON AND WIFE, MARY G. MORRISON, AS TENANTS BY THE ENTIRETY AS RECORDED ON JULY 9, 1991 IN BOOK 8393, PAGE 243; AND BY A FINAL DECREE OF DIVORCE FROM CHARLES YOUNG MORRISON TO MARY GRISSIM MORRISON AKA MARY S. GRISSIM AS RECORDED ON AUGUST 18, 1999 IN BOOK 11623, PAGE 923, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **168-00-0 115.00**
Improved OR
Unimproved property located at: **9240 Hester Beasley Rd., Nashville, Tennessee 37221**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Mary Grissim Morrison now known as
Mary S. Grissim

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared ~~Charles M. Morrison, unmarried and~~ **Mary S. Grissim, unmarried,** ~~as tenants in common~~ to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as free Act and Deed.

Witness my hand and Notarial Seal this **Twenty-seventh day of May, 2005.**

Notary Public

My Commission Expires: 7/29/07

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Owner's Name: **Nicole Schlechter and Raymond Bluth**

and Address: **9240 Hester Beasley Rd.**
Nashville, TN 37221

Mail tax bills to, (Person or Agency responsible for payment of taxes)
~~To be determined~~
New Owner
1230 McGrace Lane
Nashville, TN 37220

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$325,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Twenty-seventh day of May, 2005.**

Notary Public

My Commission Expires: 7/29/07