WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/17/07 09:06 2 pgs
Fees:13.00 Taxes:277.50

20070917-0110738

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires JULY 5, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$75,000.00**

Emmie R. Rick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen P. Rick **Emmie R. Rick**	**SAME**	**113-0-204**
(NAME) 321 Lynwood Blvd.	(NAME) 321 Lynwood Blvd	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(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, **Donald H. Arnold and wife, Judy M. Arnold**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephen P. Rick and wife, Emmie R. Rick**, 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:

BEING A TRACT OF LAND IN THE TWENTY-THIRD CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND LOCATED ON THE EAST MARGIN OF FIRE TOWER ROAD AND EAST OF BUFFALO ROAD AND BEING TRACT 1 AS SHOWN ON AN UNRECORDED PLAT OF THE HILDA PRESCOTT PROPERTY, PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning ON AN IRON PIN LOCATED ON THE NORTHERLY MARGIN OF FIRE TOWER ROAD (WHICH HAS A 50 FOOT WIDE UTILITY AND INGRESS AND EGRESS EASEMENT) AND SAID PIN BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHEAST CORNER OF A.R. ASHWORTH AS EVIDENCED IN DEED BOOK 5480, PAGE 509 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE (RODC), THENCE;
LEAVING SAID MARGIN AND CONTINUING ALONG THE NORTHEAST LINE OF THE HEREIN DESCRIBED TRACT S 05-07-17 E A DISTANCE OF 79.70 FEET TO AN IRON PIN, THENCE;

CONTINUING ALONG SAID MARGIN S 19-07-17 E A DISTANCE OF 100.00 FEET TO AN IRON PIN, THENCE;

CONTINUING ALONG SAID MARGIN S 39-19-10 E DISTANCE OF 98.57 FEET TO AN IRON PIN, THENCE;

CONTINUING ALONG SAID MARGIN S 31-04-03 E A DISTANCE OF 74.44 FEET TO AN IRON PIN, THENCE;

CONTINUING ALONG SAID MARGIN S 04-37-49 E A DISTANCE OF 74.28 FEET TO AN IRON PIN, THENCE;

CONTINUING ALONG SAID MARGIN S 36-02-57 E A DISTANCE OP 160.82 FEET TO AN IRON PIN, THENCE;

CONTINUING ALONG SAID MARGIN S 08-04-29 W A DISTANCE OF 150.00 FEET TO AN IRON PIN, SAID PIN BEING THE SOUTHWEST CORNER OF TRACT 1 *AND* THE NORTHWEST CORNER OF TRACT 2, THENCE;

LEAVING SAID MARGIN AND CONTINUING ALONG A COMMON LINE OF TRACT 1 AND TRACT 2 AS SHOWN ON AN UNRECORDED PLAT OF SAID HILDA PRESCOTT PROPERTY, N 65-56-45 *W* A DISTANCE OF 712.55 FEET TO AN IRON PIN, THENCE;

LEAVING SAID MARGIN ALONG SAID FIRE TOWER ROAD (WHICH HAS A 50 FOOT WIDE UTILITY AND INGRESS AND EGRESS EASEMENT),

N 24-56-46 E A DISTANCE OF 150.44 FEET TO A POINT, THENCE;

CONTINUING ALONG THE SAID MARGIN N 51-57-45 E A DISTANCE OF 324.97 FEET AN IRON PIN, THE Beginning CONTAINING 5.212 ACRES MORE OR LESS.

SAID TRACT 1 HAVING A 50 FOOT UTILITY AND INGRESS AND EASMENT ALONG THE NORTHWEST MARGIN or HEREIN DESCRIBED TRACT.

* Derivation clause is below.

Subject to current years taxes, restrictions, easements, covenants and/or rights of way of record in said Register's Office.

unimproved ☒

This is improved ☐ property, known as **0 Firetower Road, Nashville, TN 37209**

(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 7th day of August, 2007.

Donald H. Arnold

Judy M. Arnold

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald H. Arnold and wife, Judy M. Arnold, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7TH DAY OF AUGUST, 2007.

Commission expires:

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires JULY 5, 2011

Notary Public

Derivation Clause: Being the same property conveyed to Donald H. Arnold and wife, Judy M. Arnold by deed dated June 7, 2004 from Eugene Blake and Hilda P. Prescott Of record in Instrument No. 20040610-0068963, said Register's Office.