Davidson County DEEDWARR
Recvd: 12/10/07 08:41 2 pgs
Fees:13.00 Taxes:1435.60

20071210-0142006

WARRANTY DEED

G FH-07-6737

LAURA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: March 29, 2013

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $388,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF June, 2007.

Notary Public

MY COMMISSION EXPIRES: March 29, 2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert F. Glaus Jr.	Robert F Glaus Jr	
6737 Holt Road	(NAME) 6737 Holt Road	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville TN 37211	180-50.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we M. SCOTT WOLFE AND WIFE, ELLEN M. WOLFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT F. GLAUS JR., hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A TRACT CONTAINING 3.0 ACRES ACCORDING TO A SURVEY MADE BY DYE AND UNDERWOOD IN JULY, 1971, LOCATED IN THE SIXTH CIVIL DISTRICT OF SAID COUNTY, FRONTING ON THE SOUTH SIDE OF THE HOLT ROAD AND BEING A PART OF THE WESTERLY ONE-HALF OF THAT BODY OF LAND WHICH WAS CONVEYED TO DORRIS H. GILLESPIE AND WIFE, DOROTHY GILLESPIE, (SAID WESTERLY ONE-HALF BEING HEREINAFTER REFERRED TO A S THE DOROTHY GILLESPIE LAND) BY THREE DEEDS OF RECORD IN THE REGISTER'S OFFICE FOR SAID COUNTY, NAMELY, DEED FROM JOHN HOLT AND WIFE, ROSA P. HOLT, IN BOOK 1077, PAGE 244; DEED FROM ROSA P. HOLT IN BOOK 1153, PAGE 128; DEED FROM TOM HOLT IN BOOK 1165, PAGE 9; THE SAID DORRIS H. GILLESPIE HAVING DIED ON APRIL 6, 1968 AND HIS WIDOW, DOROTHY GILLESPIE, HAVING CONVEYED THE EASTERLY ONE0-HALF OF SAID BODY OF LAND TO HER SON, JOHN HALL GILLESPIE, BY DEED OF RECORD IN BOOK 4488, PAGE 73, SAID REGISTER'S OFFICE. SAID TRACT HEREIN CONVEYED IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE BEGINNING POINT IS AT AN IRON PIN IN THE SOUTH MARGIN OF HOLT ROAD, THIS POINT BEING 351.65 FEET EASTERLY FROM THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED FROM DOROTHY GILLESPIE TO RALPH W. MOSLEY AND WIFE, JULI A. MOSLEY, OF RECORD IN BOOK 4530, PAGE 184, SAID REGISTER'S OFFICE, AS MEASURED ALONG THE SOUTH MARGIN OF SAID HOLT ROAD. THIS BEGINNING POINT IS LOCATED BY STARTING AT AN IRON IN IN THE SOUTH MARGIN OF HOLT ROAD AT THE NORTHEAST CORNER OF THE SAID MOSLEY TRACT, THEN GOING SOUTH 34 DEGREES 26' EAST ALONG THE SOUTH MARGIN OF HOLT ROAD 12.5 FEET; THENCE CONTINUING ALONG THE SOUTH MARGIN OF HOLT ROAD IN A CURVE TO THE LEFT HAVING A RADIUS OF 2,553.62 FEET FOR DISTANCE OF 339.15 FEET. THE DESCRIPTION OF THE TRACT OF LAND HEREIN CONVEYED IS THEN AS FOLLOWS: FROM THE SAID POINT OF BEGINNING WHICH AS AFORESAID IS 351.65 FEET FROM THE NORTHEAST CORNER OF THE MOSLEY TRACT AS MEASURED ALONG THE SOUTH MARGIN OF HOLT ROAD; THENCE CONTINUING WITH SAID CURVE TO THE LEFT HAVING A RADIUS AS AFORESAID OF 2,553.62 FEET ALONG THE SOUTH MARGIN OF HOLT ROAD FOR A DISTANCE OF 164.5 FEET; THENCE NORTH 84 DEGREES 16' EAST ALONG THE SOUTH MARGIN OF HOLT ROAD 9 FEET TO AN IRON PIN; THENCE SOUTH 3 DEGREES 29' EAST 783.5 FEET TO AN IRON PIN IN THE SOUTH MARGIN OF THE DOROTHY GILLESPIE LAND; THENCE SOUTH 84 DEGREES 45' WEST ALONG THE SOUTH MARGIN OF THE SAID DOROTHY GILLESPIE LAND 163 FEET TO AN IRON PIN, THE SOUTHWEST CORNER OF THE TRACT HEREIN CONVEYED, THIS IRON PIN BEING 402 FEET FROM THE SOUTHEAST CORNER OF THE SAID MOSLEY TRACT AS MEASURED ALONG THE SOUTH BOUNDARY LINE OF THE SAID DOROTHY GILLESPIE LAND (SAID SOUTHEAST CORNER OF THE MOSLEY TRACT BEING SOUTH 84 DEGREES 45' WEST 33 FEET AND THEN BEING NORTH 82 DEGREES 32' WEST 369 FEET FROM THE AFORESAID SOUTHWEST CORNER OF THE TRACT HEREIN CONVEYED); THENCE FROM SAID

IRON IN IN THE SOUTHWEST CORNER OF THE TRACT HEREIN CONVEYED NORTH 4 DEGREES 10' WEST 785 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO M. SCOTT WOLFE AND WIFE, ELLEN M. WOLFE BY WARRANTY DEED FROM ROBERT L. WHITSON AND RUTH ANN WHITSON, HUSBAND AND WIFE, RECORDED ON THE 30TH DAY OF JUNE, 1997 IN DEED BOOK 10509, PAGE 849, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 6737 Holt Road, Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 21st day of June, 2007.

M. Scott Wolfe

Ellen M. Wolfe

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, M. Scott Wolfe and Ellen M. Wolfe, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of June, 2007.

Notary Public

My Commission Expires:

(SEAL)

NOTARY ADAM LaFEVOR Comm Exp 11/22/2008 DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903