Davidson County DEEDWARR
Recvd: 06/30/08 10:02 2 pg
Fees:13.00 Taxes:166.50
20080630-0066971

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

X Adelaide F. Niederhauser
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th day of June, 2008

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Juan Fonseca	NEW OWNER	Parcel ID:
105 Antler Hollow Ct.		09511020300
Cranberry Twp, PA 160 66		

FOR AND IN 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

Adelaide F. Niederhauser, Devisee of the Estate of Ernest Robert Niederhauser

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Juan Fonseca

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:

LAND LOCATED IN THE 15TH COUNCILMANIC DISTRICT OF NASHVILLE DAVIDSON COUNTY, TENNESSE ON THE EASTERLY MARGIN OF MCGAVOCK PIKE NORTH OF ELM HILL PIKE, SAID LAND BEING DESCRIBED ACCORDING TO A BOUNDARY SURVEY DATED 6-23-08 BY CAMPBELL, MCRAE AND ASSOCIATES SURVEYING, INC. (JOHN HOOD TN.R.L.S. NO. 1838) AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) IN THE EASTERLY RIGHT-OF-WAY MARGIN OF MCGAVOCK PIKE AND THE SOUTHERLY RIGHT-OF-WAY MARGIN OF THE OLD N.C. & ST. L. RAILWAY (ABANDONED), SAID ROD BEING THE NORTHWEST CORNER OF ATUL GORDHAN AND GUNVANT PATEL (INSTRUMENT #20000823-0083267 R.O.D.C., TN.) AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED LAND;

THENCE WITH THE EASTERLY RIGHT-OF-WAY MARGIN OF MCGAVOCK PIKE N 23 36'13" E 168.06 FEET TO AN IRON ROD (NEW) IN THE NORTHERLY RIGHT-OF-WAY MARGIN OF SAID OLD N.C. & ST. L. RAILWAY (ABANDONED), SAID ROD BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED LAND;

THENCE CONTINUING WITH SAID NORTHERLY RIGHT-OF-WAY MARGIN OF THE OLD N.C. & ST. L. RAILWAY (ABANDONED) THE FOLLOWING TWO CALLS:
N 60 39'35" E 35.36 FEET TO AN IRON ROD (OLD);
N 51 57'41" E 297.46 FEET TO AN IRON ROD (OLD),
SAID ROD BEING A COMMON CORNER WITH ROYAL ELM PROPERTIES (BOOK 8221, PAGE 253 R.O.D.C., TN.) AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY MARGIN OF THE OLD N.C. & ST. L. RAILWAY (ABANDONED) WITH THE WESTERLY LINE OF ROYAL ELM PROPERTIES, S 18 50'00" E 108.00 FEET TO AN IRON ROD (OLD), IN SAID SOUTHERLY MARGIN OF THE OLD N.C. & ST. L. RAILWAY RIGHT-OF-WAY (ABANDONED), SAID ROD BEING THE SOUTHWEST CORNER OF ROYAL ELM PROPERTIES, THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED LAND AND A COMMON CORNER WITH JUAN FONSECA (BOOK 8437, PAGE 945 R.O.D.C., TN.);

THENCE WITH SAID SOUTHERLY RIGHT-OF-WAY MARGIN OF THE OLD N.C. & ST. L RAILWAY (ABANDONED) AND THE NORTHERLY LINE OF FONSECA, S 49 30'00" W 70.00 FEET TO AN IRON ROD (OLD), SAID ROD BEING THE NORTHWEST CORNER OF FONSECA AND THE NORTHEAST CORNER OF GORDHAN AND PATEL;

THENCE CONTINUING WITH SAID SOUTHERLY RIGHT-OF-WAY MARGIN OF THE OLD N.C. & ST. L. RAILWAY (ABANDONED) AND THE NORTHERLY MARGIN OF GORDHAN AND PATEL THE FOLLOWING THREE CALLS:
S 53 35'00" W 188.00 FEET TO AN IRON ROD (OLD);
S 59 00'07" W 135.75 FEET TO AN IRON POST (OLD):
S 61 16'28" W 52.89 FEET TO THE POINT OF BEGINNING CONTAINING 0.91 ACRES MORE OR LESS.

Being part of the same property conveyed to Robert Neiderhauser aka Robert Niederhauser by deed from The Nashville, Chattanooga & St. Louis Railway, of record in Book 981, Pages 473 and 474, Register's Office for Davidson County, Tennessee. The said Robert Neiderhauser aka Robert Niederhauser died on 4/17/55 intestate, leaving Lena Neiderhauser aka Lena Niederhauser and Ernest Robert Niederhauser as his Sole

Heirs. Lena Niederhauser died intestate on 6/16/67, leaving Ernest Robert Niederhauser as her Sole Heir. The said Ernest Robert Niederhauser died 9/11/69 and devised the property by Will to Adelaide Niederhauser. See Will of record in File No. 53718 in Probate Court for Davidson County, Tennessee.

This conveyance is subject to: (1) Right of Way for McGavock Pike of record in Book 2547, Page 542, and Book 2195, Page 302, said Register's Office; (2) Reservations and Right of Way as described in Deed of record in Book 981, Page 473, said Register's Office; (3) Right of Entry for Easement of record in Book 8973, Page 255; (4) Final Order for Easement of record in Book 9161, Page 870, said Register's Office; (5) Power Line Easement of record in Book 2017, Page 592, said Register's Office; (6) Transmission Line Easement of record in Book 1207, Page 499; Book 1163, Page 663; Book 1298, Page 147; and Book 1291, Page 214, said Register's Office.

Robert Neiderhauser and Robert Niederhauser being one in the same person. Lena Neiderhauser and Lena Niederhauser being one in the same person.

Also see Affidavit of Heirship in Instrument # 20080630006970, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)

This is Improved ( ) property, known as 0 McGavock Pike, Nashville, TN 37214

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 27th day of June, 2008.

Adelaide F. Niederhauser

Adelaide F. Niederhauser, Devisee of the
Estate of Ernest Robert Niederhauser

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 Adelaide Niederhauser, Devisee of the Estate of Ernest Robert Niederhauser with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is Devisee of the Estate of Ernest Robert Niederhauser and as such Devisee, she is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of June, 2008.

My Commission Expires: 11-22-10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.