Bk 29

16564

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July, 2008.

Notary Public Ollie Mai Parsley

MY COMMISSION EXPIRES: 11/22/2010

OLLIE MAI PARSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010

THIS INSTRUMENT WAS PREPARED BY

J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank w. Pegram	NEW OWNER	06100002207
(NAME)	(NAME)	
2037 Wilson LANE		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Goodlettsville, TN 37072		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Joseph H. Hutcherson, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank w. Pegram and wife, Kristin B. Pegram

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:

See exhibit A attached hereto and made a part hereof.

This is improved property known as 517 Ben Allen Road, Nashville, TN 37216

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 his hand this 1st day of July, 2008.

Joseph H. Hutcherson

Davidson County DEEDWARR
Recvd: 07/01/08 14:48 3 pg
Fees:18.00 Taxes:129.50

20080701-0067949

16564

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named Joseph H. Hutcherson, an unmarried man the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of July, 2008.

My commission expires 11/22/2010

Notary Public Ollie Mai Parsley

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

File No.: 16564

ATTACHMENT

Beginning in the easterly margin of Ben Allen Road, 1,319 feet from the corner of Lot No. 246 in Maplewood Heights Subdivision, as of record in Book 547, page 103, Register's Office for Davidson County, Tennessee; running thence northerly 45 feet; thence North 40 degrees, 31 minutes East, 386 feet to Nickens line; thence South 55 degrees 04 minutes East, 70 feet; thence South 44 degrees West, 398 feet to the beginning. According to a survey made by Stephen A. Draper, May 24, 1962.

INCLUDED in the above described property but specifically EXCLUDED is the following:
Beginning at the point of intersection of the northwest boundary of the W. A. Campbell property and the north margin of Ben Allen Road; thence along the said north margin, northwestwardly 47 feet, more or less, to a point; thence North 43 deg. 47 min. East 1.08 feet to a point; thence along a curve right having a radius of 748.20 feet and being at all points, 32 feet parallel to the center of the proposed improvement of Ben Allen Road, southeastwardly 47.48 feet to a point in the said northwest boundary; thence along the said northwest boundary, South 46 deg. 27 min. West 1.12 feet to the point of beginning and containing 53 square feet.
Being the same property conveyed to the State of Tennessee by deed from Leslie C. Barnes and wife, Dorothy Mae Barnes, of record in Book 4953, page 538, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Joseph H. Hutcherson, unmarried, by deed from Michael T. Ankenbauer, married, dated June 22, 2007, filed of record in Instrument No. 20070626-0076147, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.