BOX 10-A

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

W & I Ref: Title No: 49344
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Daniel R. Muir Carolyn Loudenslager 300 Lauderdale Nashville, TN 37205	WR Starkey Mortgage LLP 5055 W. Park Boulevard, Suite 300 Plano, TX 75093

TAX MAP-PARCEL NUMBERS: 13205010700

Davidson County DEEDWARR
Recvd: 08/21/08 11:23 7 pgs
Fees:38.00 Taxes:908.35
20080821-0086042

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$245,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the **undersigned Regina E. Everett and Cecelia M. Arndt were appointed as Co-Administrators of the Estate of James G. Allred. By Affidavit of Heirship recorded prior hereto and simultaneously herewith the following heirs at law of James G. Allred are established and have appointed Regina E. Everett or Cecelia M. Arndt, either of whom may act without joinder of the other, as their attorney in fact, by Limited Power of Attorney, also recorded prior hereto and simultaneously herewith: Phillip Kerrigan, III, Betty Hailey, Anne Robinson, Annie Kerrigan, Jimmy Kerrigan, John Kerrigan, Ms. Joey Kerrigan, Leo Wm Kerrigan, Mary Jo. Kreck, Patrick Kerrigan, Michael Kerrigan, Tommy Kerrigan, Leo Kerrigan, Gail Rasson, Paul J. Kerrigan Jr., Pam Russell, Barbara Harding, Katherine C. Pierce, Mary Jane Webb, Margaret Ramsey, James M. Callaway, Jr., Carrie Denkinger, Carol Callaway Lane, Priestly Jett Wherry, Emily W. Mills, Robert Emitt Wherry, Jr., Cindy Wherry Nash, Sandra Wherry Kruckman, Mary K. Allred Smith, Shawn M. Allred, Anne Allred Christy, Tracy G. Allred, Christopher L. Allred, Kathleen Allred, Abigail Ruth Allred, Shawn Parker Allred, Andrew Allred, Susan Wright Lane and Margaret Wright Kelly and Kathleen Allred for the benefit of Brianna Allred**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel R. Muir and spouse, Carolyn Loudenslager** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 42 on the map of Glendale Park of record in Book 1130, page 61, Register's Office for said County to which Plan reference is hereby made for a more complete description thereof.

And also conveyed without warranties of title is the westerly one-half of General Bates Drive, a/k/a Park Avenue, which lies immediately adjacent to and east of Lot No. 42, as described above, and as shown on a Boundary Survey by Campbell McRae and Assoc. Surveying, Inc., dated August 25, 2007, and attached hereto as Exhibit "B". General Bates Drive a/k/a Park Avenue was closed by Metro Ordinance No. BL2001-830.

Being part of the same property conveyed to Robert G. Allred and wife, Anne Mary Allred by Warranty deed from Wallace Darden, Trustee, dated August 23, 1951 and recorded on Nov. 22, 1951, of record in Book 1911, page 345, said Register's Office. The said Robert G. Allred and Anne Mary Allred have since died leaving James G. Allred as their only heir at law. The said James G. Allred has since died. In Docket No. 06P1737, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Regina E. Everett and Cecelia M. Arndt were appointed as Co-Administrators of the Estate of James G. Allred. By Affidavit of Heirship recorded prior hereto and simultaneously herewith the following heirs at law of James G. Allred are established and have appointed Regina E. Everett or Cecelia M. Arndt, either of whom may act without joinder of the other, as their attorney in fact, by Limited Power of Attorney, also recorded prior hereto and simultaneously herewith: Phillip Kerrigan, III, Betty Hailey, Anne Robinson, Annie Kerrigan, Jimmy Kerrigan, John Kerrigan, Ms. Joey Kerrigan, Leo Wm. Kerrigan, Mary Jo. Kreck, Patrick Kerrigan, Michael Kerrigan, Tommy Kerrigan, Leo Kerrigan, Gail Rasson, Paul J. Kerrigan Jr., Pam Russell, Barbara Harding, Katherine C. Pierce, Mary Jane Webb, Margaret Ramsey, James M. Callaway, Jr., Carrie Denkinger, Carol Callaway Lane, Priestly Jett Wherry, Emily W. Mills, Robert Emitt Wherry, Jr., Cindy Wherry Nash, Sandra Wherry Kruckman, Mary K. Allred Smith, Shawn M. Allred, Anne Allred Christy, Tracy G. Allred, Christopher L. Allred, Kathleen Allred, Abigail Ruth Allred, Shawn Parker Allred, Andrew Allred, Brianna Allred (minor, see Order to Dispense with Conservatorship, also recorded prior hereto and simultaneously herewith), Susan Wright Lane and Margaret Wright Kelly.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1130 Page 161, said Register's Office, which Plan shows a 50 foot minimum building setback line from Coral Road and a 15 foot minimum setback line from Park Avenue, now known as General Bates Drive and a portion of a closed road and a 10 foot easement for public utility purposes along the northerly line(s). Subject to Easements retained by the Metropolitan Government of Nashville and Davidson County, Tennessee in Ordinance No. BL2001-830, closing General Bates Drive a/k/a Park Avenue. Subject to any debts and inheritance taxes as may be due by reason of the death of James G. Allred. Subject to apparent presecriptive easements for ingress/egress and areas of pavement that appear to be maintained by Metro, as shown on the Boundary Survey prepared by Campbell, McRae and Assoc. Surveying, Inc., dated August 5, 2007

This is improved property, known as: 900 Coral Road, Nashville, Tennessee 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of August, 2008.

Regina E Everett
Regina E. Everett, individually and as Co-Administrator of the Estate of James G. Allred ATF

Cecelia M Arndt
Cecelia M. Arndt, individually and as Co-Administrator of the Estate of James G. Allred

Phillip Kerrigan By Regina E Everett
Phillip Kerrigan, III, BY: Regina E. Everett, Attorney in fact ATF

Betty Hailey By- Regina E. Everett ATF
Betty Hailey BY: Regina E. Everett, Attorney in fact

Anne Robinson By Regina E Everett
Anne Robinson BY: Regina E. Everett, Attorney in fact

Annie Kerrigan By. Regina E. Everett ATF
Annie Kerrigan BY: Regina E. Everett, Attorney in fact

Jimmy Kerrigan By. Regina E Everett ATF
Jimmy Kerrigan BY: Regina E. Everett, Attorney in fact

John Kerrigan By- Regina E. Everett ATF
John Kerrigan BY: Regina E. Everett, Attorney in fact

Ms. Joey Kerrigan By: Regina E Everett ATF
Ms. Joey Kerrigan BY: Regina E. Everett, Attorney in fact

Leo Wm. Kerrigan By Regina E Everett ATF
Leo Wm. Kerrigan BY: Regina E. Everett, Attorney in fact

Mary Jo Kreck By- Regina E. Everett
Mary Jo. Kreck BY: Regina E. Everett, Attorney in fact ATF

Patrick Kerrigan By Regina E Everett ATF
Patrick Kerrigan BY: Regina E. Everett, Attorney in fact

Michael Kerrigan By. Regina E. Everett
Michael Kerrigan BY: Regina E. Everett, Attorney in fact ATF

Tommy Kerrigan By- Regina E Everett ATF
Tommy Kerrigan BY: Regina E. Everett, Attorney in fact

Leo Kerrigan By. Regina E Everett
Leo Kerrigan BY: Regina E. Everett, Attorney in fact ATF

Gail Rosson By. Regina E Everett ATF
Gail Rosson BY: Regina E. Everett, Attorney in fact

Paul J. Kerrigan JR. By- Regina E Everett ATF
Paul J. Kerrigan, Jr. BY: Regina E. Everett, Attorney in fact

Pam Russell By- Regina E Everett ATF
Pam Russell BY: Regina E. Everett, Attorney in fact

Barbara Harding - By. Regina E Everett
Barbara Harding BY: Regina E. Everett, Attorney in fact

Katherine C. Pierce By. Regina E Everett ATF
Katherine C. Pierce BY: Regina E. Everett, Attorney in fact

Mary Jane Webb By: Regina E. Everett, Attorney in fact

Margaret Ramsey By: Regina E. Everett, Attorney in fact

James M. Callaway, Jr. By: Regina E. Everett, Attorney in fact

Carrie Denkinger By: Regina E. Everett, Attorney in fact

Carol Callaway Lane By: Regina E. Everett, Attorney in fact

Priestly Jett Wherry By: Regina E. Everett, Attorney in fact

Emily W. Mills By: Regina E. Everett, Attorney in fact

Robert Emitt Wherry, Jr. By: Regina E. Everett, Attorney in fact

Cindy Wherry Nash By: Regina E. Everett, Attorney in fact

Sandra Wherry Kruckman By: Regina E. Everett, Attorney in fact

Mary K. Allred Smith By: Regina E. Everett, Attorney in fact

Shawn M. Allred By: Regina E. Everett, Attorney in fact

Anne Allred Christy By: Regina E. Everett, Attorney in fact

Tracy G. Allred By: Regina E. Everett, Attorney in fact

Christopher L. Allred By: Regina E. Everett, Attorney in fact

Kathleen Allred By: Regina E. Everett, Attorney in fact

Abigail Ruth Allred By: Regina E. Everett, Attorney in fact

Shawn Parker Allred By: Regina E. Everett, Attorney in fact

Andrew Allred By: Regina E. Everett, Attorney in fact

Susan Wright Lane By: Regina E. Everett, Attorney in fact

Margaret Wright Kelly By: Regina E. Everett, Attorney in fact

State of TENNESSEE

County of DAVIDSON

On this 20th day of August, 2008, before me the undersigned authority, personally appeared **Regina E. Everett and Cecelia M. Arndt** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBORAH GAIL JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009

My Commission Expires

Deborah Gail Johnson
Notary

State of TENNESSEE

County of DAVIDSON

On this 20th day of August, 2008, before me the undersigned authority, personally appeared **Regina E. Everett and Cecelia M. Arndt as Co-Administrators of the Estate of James G. Allred**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBORAH GAIL JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2009

My Commission Expires _____

Deborah Gail Johnson
Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $245,500.00

Affiant

Sworn and subscribed before me this 20th day of August, 2008.

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

Kathy Snider
Notary Public

My Commission Expires: _____

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 , with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Phillip Kerrigan, III, Betty Hailey, Anne Robinson, Annie Kerrigan, Jimmy Kerrigan, John Kerrigan, Ms. Joey Kerrigan, Leo Wm. Kerrigan, Mary Jo. Kreck, Patrick Kerrigan, Michael Kerrigan, Tommy Kerrigan, Leo Kerrigan, Gail Rasson, Paul J. Kerrigan Jr., Pam Russell, Barbara Harding, Katherine C. Pierce, Mary Jane Webb, Margaret Ramsey, James M. Callaway, Jr., Carrie Denkinger, Carol Callaway Lane, Priestly Jett Wherry, Emily W. Mills, Robert Emitt Wherry, Jr., Cindy Wherry Nash, Sandra Wherry Kruckman, Mary K. Allred Smith, Shawn M. Allred, Anne Allred Christy, Tracy G. Allred, Christopher L. Allred, Kathleen Allred, Abigail Ruth Allred, Shawn Parker Allred, Andrew Allred, Susan Wright Lane and Margaret Wright Kelly as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 20th day of August, 2008.

DEBORAH GAIL JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2009

Notary Public

My Commission Expires:

EXHIBIT "A"
To
Warranty Deed

FROM: Regina E. Everett and Cecelia M. Arndt were appointed as Co-Administrators of the Estate of James G. Allred. By Affidavit of Heirship recorded prior hereto and simultaneously herewith the following heirs at law of James G. Allred are established and have appointed Regina E. Everett or Cecelia M. Arndt, either of whom may act without joinder of the other, as their attorney in fact, by Limited Power of Attorney, also recorded prior hereto and simultaneously herewith: Phillip Kerrigan, III, Betty Hailey, Anne Robinson, Annie Kerrigan, Jimmy Kerrigan, John Kerrigan, Ms. Joey Kerrigan, Leo Wm. Kerrigan, Mary Jo. Kreck, Patrick Kerrigan, Michael Kerrigan, Tommy Kerrigan, Leo Kerrigan, Gail Rasson, Paul J. Kerrigan Jr., Pam Russell, Barbara Harding, Katherine C. Pierce, Mary Jane Webb, Margaret Ramsey, James M. Calloway, Jr., Carrie Denkinger, Carol Callaway Lane, Priestly Jett Wherry, Emily W. Mills, Robert Emitt Wherry, Jr., Cindy Wherry Nash, Sandra Wherry Kruckman, Mary K. Allred Smith, Shawn M. Allred, Anne Allred Christy, Tracy G. Allred, Christopher L. Allred, Kathleen Allred, Abigail Ruth Allred, Shawn Parker Allred, Andrew Allred Susan Wright Lane and Margaret Wright Kelly.

TO: Daniel R. Muir and spouse, Carolyn Loudenslager

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Regina E. Everett, Affiant

Sworn to and subscribed before me this 20th day of August, 2008.

DEBORAH GAIL JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2009

Notary Public

My Commission Expires:

WITNESS THE EXECUTION HEREOF this 9th day of July, 2008.

Kathleen Allred for the benefit of Brianna Allred

Kathleen Allred for the Benefit of Brianna Allred

State of Missouri
County of St. Louis

On this July 9, 2008, before me the undersigned authority, personally appeared Kathleen Allred for the Benefit of Brianna Allred, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

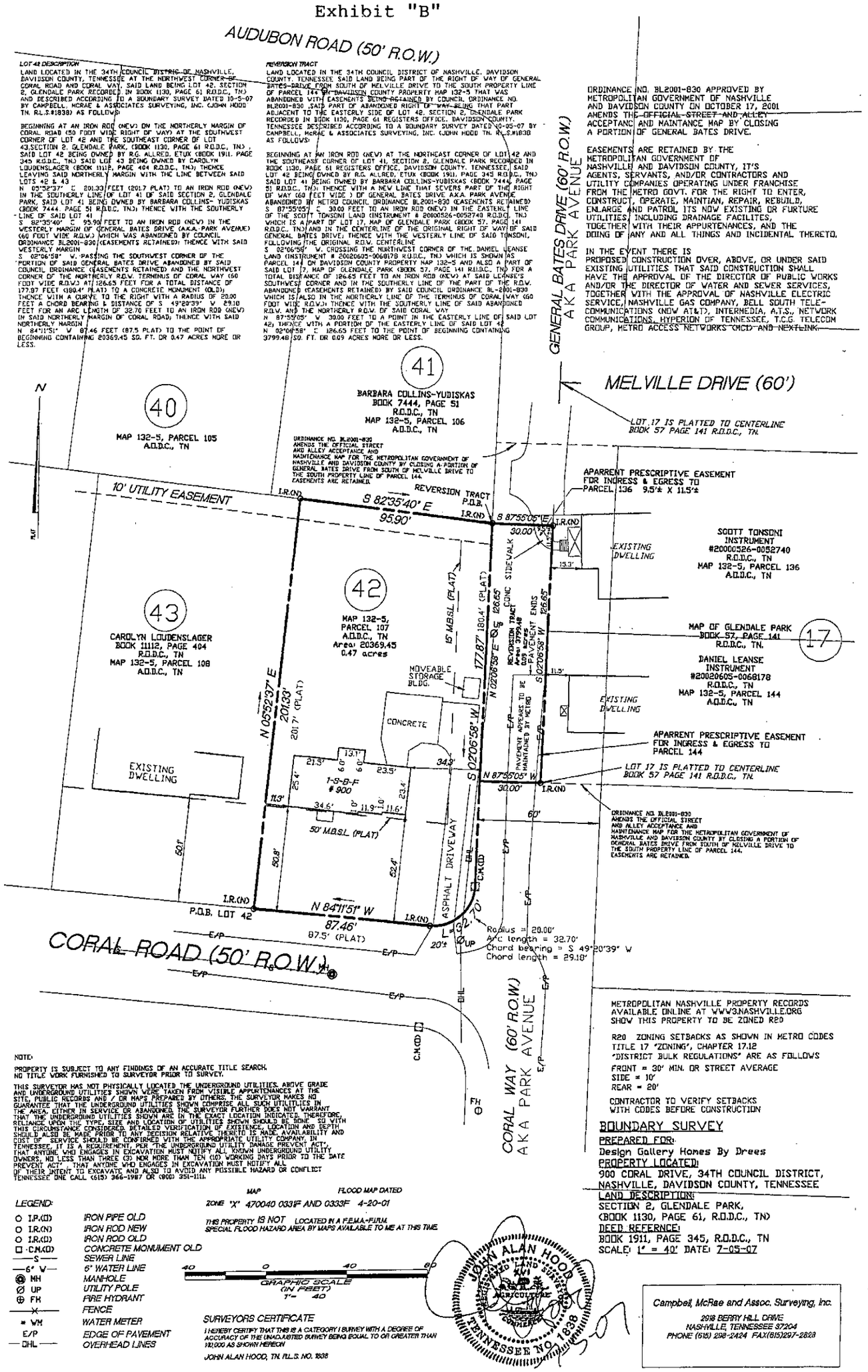
My Commission Expires: 8-10-2011

Notary

TRICIA RODGERS
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: Aug. 10, 2011
Commission # 07386834

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Exhibit "B"


AUDUBON ROAD (50' R.O.W.)
LOT 42 DESCRIPTION
LAND LOCATED IN THE 34TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE AT THE NORTHWEST CORNER OF CORAL ROAD AND CORAL WAY, SAID LAND BEING LOT 42, SECTION 2, GLENDALE PARK RECORDED IN BOOK 1130, PAGE 61 R.D.D.C., TN.) AND DESCRIBED ACCORDING TO A BOUNDARY SURVEY DATED 10-5-07 BY CAMPBELL, MCRAE & ASSOCIATES SURVEYING, INC. (JOHN HOOD TN. R.L.S.#1838) AS FOLLOWS:
BEGINNING AT AN IRON ROD (NEW) ON THE NORTHERLY MARGIN OF CORAL ROAD (50 FOOT WIDE RIGHT OF WAY) AT THE SOUTHWEST CORNER OF LOT 42 AND THE SOUTHEAST CORNER OF LOT 43,SECTION 2, GLENDALE PARK, (BOOK 1130, PAGE 61 R.D.D.C., TN) , SAID LOT 42 BEING OWNED BY R.G. ALLRED, ETUX (BOOK 1911, PAGE 345 R.D.D.C., TN) SAID LOT 43 BEING OWNED BY CAROLYN LOUDENSLAGER (BOOK 11112, PAGE 404 R.D.D.C., TN); THENCE LEAVING SAID NORTHERLY MARGIN WITH THE LINE BETWEEN SAID LOTS 42 & 43
N 05°52'37" E 201.33 FEET (201.7 PLAT) TO AN IRON ROD (NEW) IN THE SOUTHERLY LINE OF LOT 41 OF SAID SECTION 2, GLENDALE PARK, SAID LOT 41 BEING OWNED BY BARBARA COLLINS- YUDISKAS (BOOK 7444, PAGE 51 R.D.D.C., TN.); THENCE WITH THE SOUTHERLY LINE OF SAID LOT 41
S 82°35'40" E 95.90 FEET TO AN IRON ROD (NEW) IN THE WESTERLY MARGIN OF GENERAL BATES DRIVE (AKA PARK AVENUE) (60 FOOT WIDE R.O.W.) WHICH WAS ABANDONED BY COUNCIL ORDINANCE BL2001-830 (EASEMENTS RETAINED); THENCE WITH SAID WESTERLY MARGIN
S 02°06'58" W, PASSING THE SOUTHWEST CORNER OF THE PORTION OF SAID GENERAL BATES DRIVE ABANDONED BY SAID COUNCIL ORDINANCE (EASEMENTS RETAINED) AND THE NORTHWEST CORNER OF THE NORTHERLY R.O.W. TERMINUS OF CORAL WAY (60 FOOT WIDE R.O.W.) AT 126.65 FEET FOR A TOTAL DISTANCE OF 177.87 FEET (180.4' PLAT) TO A CONCRETE MONUMENT (OLD); THENCE WITH A CURVE TO THE RIGHT WITH A RADIUS OF 20.00 FEET A CHORD BEARING & DISTANCE OF S 49°20'39" W 29.10 FEET FOR AN ARC LENGTH OF 32.70 FEET TO AN IRON ROD (NEW) IN SAID NORTHERLY MARGIN OF CORAL ROAD; THENCE WITH SAID NORTHERLY MARGIN
N 84°11'51" W 87.46 FEET (87.5 PLAT) TO THE POINT OF BEGINNING CONTAINING 20369.45 SQ. FT. OR 0.47 ACRES MORE OR LESS.
REVERSION TRACT
LAND LOCATED IN THE 34TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE SAID LAND BEING PART OF THE RIGHT OF WAY OF GENERAL BATES DRIVE FROM SOUTH OF MELVILLE DRIVE TO THE SOUTH PROPERTY LINE OF PARCEL 144 ON DAVIDSON COUNTY PROPERTY MAP 132-5 THAT WAS ABANDONED WITH EASEMENTS BEING RETAINED BY COUNCIL ORDINANCE NO. BL2001-830 (SAID PART OF ABANDONED RIGHT OF WAY BEING THAT PART ADJACENT TO THE EASTERLY SIDE OF LOT 42, SECTION 2, GLENDALE PARK RECORDED IN BOOK 1130, PAGE 61 REGISTERS OFFICE, DAVIDSON COUNTY, TENNESSEE DESCRIBED ACCORDING TO A BOUNDARY SURVEY DATED 10-05-07 BY CAMPBELL, MCRAE & ASSOCIATES SURVEYING, INC. (JOHN HOOD TN. R.L.S.#1838 AS FOLLOWS:
BEGINNING AT AN IRON ROD (NEW) AT THE NORTHEAST CORNER OF LOT 42 AND THE SOUTHEAST CORNER OF LOT 41, SECTION 2, GLENDALE PARK RECORDED IN BOOK 1130, PAGE 61 REGISTERS OFFICE, DAVIDSON COUNTY, TENNESSEE, SAID LOT 42 BEING OWNED BY R.G. ALLRED, ETUX (BOOK 1911, PAGE 345 R.D.D.C., TN) SAID LOT 41 BEING OWNED BY BARBARA COLLINS-YUDISKAS (BOOK 7444, PAGE 51 R.D.D.C., TN); THENCE WITH A NEW LINE THAT SEVERS PART OF THE RIGHT OF WAY (60 FEET WIDE) OF GENERAL BATES DRIVE AKA PARK AVENUE ABANDONED BY METRO COUNCIL ORDINANCE BL2001-830 (EASEMENTS RETAINED)
S 87°55'05" E 30.00 FEET TO AN IRON ROD (NEW) IN THE EASTERLY LINE OF THE SCOTT TONSONI LAND (INSTRUMENT # 20000526-0052740 R.D.D.C., TN) WHICH IS A PART OF LOT 17, MAP OF GLENDALE PARK (BOOK 57, PAGE 141 R.D.D.C., TN) AND IN THE CENTERLINE OF THE ORIGINAL RIGHT OF WAY OF SAID GENERAL BATES DRIVE; THENCE WITH THE WESTERLY LINE OF SAID TONSONI, FOLLOWING THE ORIGINAL R.O.W. CENTERLINE
S 02°06'58" W, CROSSING THE NORTHWEST CORNER OF THE DANIEL LEANSE LAND (INSTRUMENT # 20020605-0068178 R.D.D.C., TN) WHICH IS SHOWN AS PARCEL 144 ON DAVIDSON COUNTY PROPERTY MAP 132-5 AND ALSO A PART OF SAID LOT 17, MAP OF GLENDALE PARK (BOOK 57, PAGE 141 R.D.D.C., TN) FOR A TOTAL DISTANCE OF 126.65 FEET TO AN IRON ROD (NEW) AT SAID LEANSE'S SOUTHWEST CORNER AND IN THE SOUTHERLY LINE OF THE PART OF THE R.O.W. ABANDONED (EASEMENTS RETAINED) BY SAID COUNCIL ORDINANCE BL-2001-830 WHICH IS ALSO IN THE NORTHERLY LINE OF THE TERMINUS OF CORAL WAY (60 FOOT WIDE R.O.W.); THENCE WITH THE SOUTHERLY LINE OF SAID ABANDONED R.O.W. AND THE NORTHERLY R.O.W. OF SAID CORAL WAY
N 87°55'05" W 30.00 FEET TO A POINT IN THE EASTERLY LINE OF SAID LOT 42; THENCE WITH A PORTION OF THE EASTERLY LINE OF SAID LOT 42
N 02°06'58" E 126.65 FEET TO THE POINT OF BEGINNING CONTAINING 3799.48 SQ. FT. OR 0.09 ACRES MORE OR LESS.
GENERAL BATES DRIVE (60' R.O.W.) AKA PARK AVENUE
ORDINANCE NO. BL2001-830 APPROVED BY METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY ON OCTOBER 17, 2001 AMENDS THE ~~OFFICIAL STREET AND ALLEY~~ ACCEPTANCE AND MAINTANCE MAP BY CLOSING A PORTION OF GENERAL BATES DRIVE.
EASEMENTS ARE RETAINED BY THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, IT'S AGENTS, SERVANTS, AND/OR CONTRACTORS AND UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE METRO GOVT. FOR THE RIGHT TO ENTER, CONSTRUCT, OPERATE, MAINTIAN, REPAIR, REBUILD, ENLARGE AND PATROL ITS NOW EXISTING OR FURTURE UTILITIES, INCLUDING DRAINAGE FACILITES, TOGETHER WITH THEIR APPURTENANCES, AND THE DOING OF ANY AND ALL THINGS AND INCIDENTAL THERETO.
IN THE EVENT THERE IS PROPOSED CONSTRUCTION OVER, ABOVE, OR UNDER SAID EXISTING UTILITIES THAT SAID CONSTRUCTION SHALL HAVE THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS AND/OR THE DIRECTOR OF WATER AND SEWER SERVICES, TOGETHER WITH THE APPROVAL OF NASHVILLE ELECTRIC SERVICE, NASHVILLE GAS COMPANY, BELL SOUTH TELE-COMMUNICATIONS (NOW AT&T), INTERMEDIA, A.T.S., NETWORK COMMUNICATIONS, HYPERION OF TENNESSEE, T.C.G. TELECOM GROUP, METRO ACCESS NETWORKS (MCI) AND NEXTLINK.
MELVILLE DRIVE (60')
LOT 17 IS PLATTED TO CENTERLINE BOOK 57 PAGE 141 R.D.D.C., TN.
N
40
MAP 132-5, PARCEL 105
A.D.D.C., TN
41
BARBARA COLLINS-YUDISKAS
BOOK 7444, PAGE 51
R.D.D.C., TN
MAP 132-5, PARCEL 106
A.D.D.C., TN
ORDINANCE NO. BL2001-830 AMENDS THE OFFICIAL STREET AND ALLEY ACCEPTANCE AND MAINTENANCE MAP FOR THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY BY CLOSING A PORTION OF GENERAL BATES DRIVE FROM SOUTH OF MELVILLE DRIVE TO THE SOUTH PROPERTY LINE OF PARCEL 144. EASEMENTS ARE RETAINED.
APARRENT PRESCRIPTIVE EASEMENT FOR INGRESS & EGRESS TO PARCEL 136 9.5'± X 11.5'±
10' UTILITY EASEMENT
REVERSION TRACT
P.O.B.
I.R.(N)
S 82°35'40" E
95.90'
I.R.(N)
S 87°55'05" E
30.00'
I.R.(N)
SCOTT TONSONI
INSTRUMENT
#20000526-0052740
R.D.D.C., TN
MAP 132-5, PARCEL 136
A.D.D.C., TN
EXISTING DWELLING
15.3'
42
MAP 132-5,
PARCEL 107
A.D.D.C., TN
Area: 20369.45
0.47 acres
15' M.B.S.L. (PLAT)
CONC SIDEWALK
126.65'
177.87' 180.4' (PLAT)
N 02°06'58" E
43
CAROLYN LOUDENSLAGER
BOOK 11112, PAGE 404
R.D.D.C., TN
MAP 132-5, PARCEL 108
A.D.D.C., TN
REVERSION TRACT Area: 3799.48 SQ. FEET
EDGE OF PAVEMENT ENDS
S 02°06'58" W
126.65'
MAP OF GLENDALE PARK
BOOK 57, PAGE 141
R.D.D.C., TN.
17
DANIEL LEANSE
INSTRUMENT
#20020605-0068178
R.D.D.C., TN
MAP 132-5, PARCEL 144
A.D.D.C., TN
11.3'
EXISTING DWELLING
MOVEABLE STORAGE BLDG.
N 05°52'37" E
201.33'
201.7' (PLAT)
CONCRETE
E/P PAVEMENT APPEARS TO BE MAINTAINED BY METRO
S 02°06'58" W
APARRENT PRESCRIPTIVE EASEMENT FOR INGRESS & EGRESS TO PARCEL 144
LOT 17 IS PLATTED TO CENTERLINE BOOK 57 PAGE 141 R.D.D.C., TN.
EXISTING DWELLING
13.1'
21.5'
6.0'
6.0'
23.5'
34.3'
T-S-B-F # 900
N 87°55'05" W
30.00'
I.R.(N)
11.3'
25.4'
23.4'
34.6'
6.0'
11.9'
6.0'
11.6'
50' M.B.S.L. (PLAT)
60'
ORDINANCE NO. BL2001-830 AMENDS THE OFFICIAL STREET AND ALLEY ACCEPTANCE AND MAINTENANCE MAP FOR THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY BY CLOSING A PORTION OF GENERAL BATES DRIVE FROM SOUTH OF MELVILLE DRIVE TO THE SOUTH PROPERTY LINE OF PARCEL 144. EASEMENTS ARE RETAINED.
60'
50.8'
62.4'
ASPHALT DRIVEWAY
BHL
C.M.(O)
E/P
I.R.(N)
P.O.B. LOT 42
N 84°11'51" W
87.46'
87.5' (PLAT)
I.R.(N)
L
32.70'
Radius = 20.00'
Arc length = 32.70'
Chord bearing = S 49°20'39" W
Chord length = 29.18'
20'±
ØUP
CORAL ROAD (50' R.O.W.)
CORAL WAY (60' R.O.W.) AKA PARK AVENUE
FH
METROPOLITAN NASHVILLE PROPERTY RECORDS AVAILABLE ONLINE AT WWW3.NASHVILLE.ORG SHOW THIS PROPERTY TO BE ZONED R20
R20 ZONING SETBACKS AS SHOWN IN METRO CODES TITLE 17 "ZONING", CHAPTER 17.12 "DISTRICT BULK REGULATIONS" ARE AS FOLLOWS
FRONT = 30' MIN. OR STREET AVERAGE
SIDE = 10'
REAR = 20'
CONTRACTOR TO VERIFY SETBACKS WITH CODES BEFORE CONSTRUCTION
NOTE:
PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY.
THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND / OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT "THE UNDERGROUND UTILITIES DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL TENNESSEE ONE CALL (615) 366-1987 OR (800) 351-1111.
LEGEND:
I.P.(O) IRON PIPE OLD
I.R.(N) IRON ROD NEW
I.R.(O) IRON ROD OLD
C.M.(O) CONCRETE MONUMENT OLD
S SEWER LINE
6" W 6" WATER LINE
MH MANHOLE
UP UTILITY POLE
FH FIRE HYDRANT
FENCE
WM WATER METER
E/P EDGE OF PAVEMENT
OHL OVERHEAD LINES
MAP FLOOD MAP DATED
ZONE "X" 470040 0331F AND 0333F 4-20-01
THIS PROPERTY IS NOT LOCATED IN A F.E.M.A.-F.I.R.M. SPECIAL FLOOD HAZARD AREA BY MAPS AVAILABLE TO ME AT THIS TIME.
40 0 40 80
GRAPHIC SCALE (IN FEET) 1" = 40'
SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY WITH A DEGREE OF ACCURACY OF THE UNADJUSTED SURVEY BEING EQUAL TO OR GREATER THAN 1:10,000 AS SHOWN HEREON.
JOHN ALAN HOOD, TN. R.L.S. NO. 1838
JOHN ALAN HOOD
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1838
BOUNDARY SURVEY
PREPARED FOR:
Design Gallery Homes By Drees
PROPERTY LOCATED:
900 CORAL DRIVE, 34TH COUNCIL DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE
LAND DESCRIPTION:
SECTION 2, GLENDALE PARK, (BOOK 1130, PAGE 61, R.D.D.C., TN)
DEED REFERNCE:
BOOK 1911, PAGE 345, R.D.D.C., TN
SCALE: 1" = 40' DATE: 7-05-07
Campbell, McRae and Assoc. Surveying, Inc.
2918 BERRY HILL DRIVE
NASHVILLE, TENNESSEE 37204
PHONE (615) 298-2424 FAX(615)297-2828