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Belle Meade Title & Escrow Company
109 Kenner Avenue, Ste 201
Nashville, TN 37205
Box # 26B

BILL GARRETT, Davidson County
Trans:T20120054186 DEEDWARR
Recvd: 07/24/12 10:31 3 pgs
Fees:18.00 Taxes:814.00
20120724-0064866

#12-06-14241

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Phyllis J. Scribner 4829 Old Hydes Ferry Pike Nashville, TN 37218	NEW OWNER	Map 068- Parcel 075.00
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205		

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Joan D. Ostrander, unmarried,** (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto **Phyllis J. Scribner, unmarried,** (The "Grantee"), Grantee's heirs, and assigns, a certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to the following:

1. Taxes for the year 2012and subsequent years.
2. Easements for ingress/egress/right of way of record in Book 5927, page 975, Book 9889, page 621, and in Book 10182, page 236, said Register's Office.
3. Easement for the flow of the waters of the Cumberland River, and the rights of the public therein.
4. Rights of upper lower riparian owners to the flow of the waters of the Cumberland River, free from diminution or pollution.
5. Metro Health Department Letter of record in Book 5930, page 14, said Register's Office.
6. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Cumberland River.
7. Any and all matters according to the unrecorded survey dated September 15, 1995 by Ralph Robertson, RLS #425, 428 Kinhawk Drive, Nashville, TN 37211.

This is improved real property commonly known as: 4829 Old Hydes Ferry Pike, Nashville, TN 37218.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $220,000.00
(

Affiant

Notary Public

My commission expires: _____

My Commission Expires MAY 6, 2013

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 20th day of July, 2012.

Joan D. Ostrander

Before me, the undersigned of the state and county mentioned, personally appeared **Joan D. Ostrander** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that SHE execute the foregoing instrument.

Witness my hand and seal, at office in Nashville, Tennessee this 20th day of July, 2012.

Notary Public

My commission expires: _____

My Commission Expires MAY 6, 2013

EXHIBIT "A"

#12-06-14241

All that parcel of land in Davidson County, State of Tennessee, as more fully described in Deed Book 10182, Page 231, ID# 68.00-75, being known and designated as metes and bounds property.

BEGINNING at an iron pin on the North Bank of the Cumberland River at the 391 foot contour, being the Southwest corner of the Sue T. Viaches property of record in Book 4795, Page 203, Register's Office for Davidson County, Tennessee and the Southeast corner of the Lewis N. Johnson property of record in Book 5927, Page 972, Registers Office for Davidson County Tennessee.

Thence, with said 391 foot contour line of the Cumberland River, S 44deg 42'20"W, 485.12 feet to the Southwest corner of said Lewis N. Johnson; thence continuing with said contour line S 46 deg 16'12"W 378.09 feet to a point; thence leaving river with a new line N 04 deg 16'47" W, 665.74 feet to an iron pin; thence N 69 deg 07'09" E 281.97 feet to an iron pin in the West boundary line of said Sue T. Viaches property, and being the East boundary line of Lewis N. Johnson; thence with said line S 60 deg 11'28" E, 71.05 feet to a point; thence S 77 deg 57'17" E, 161.39 feet to a cedar tree; thence S 63deg 47'00" E, 202.00 feet to the point of beginning, containing 6.06 acres, more or less, according to an unrecorded survey dated September 15, 1995 by Ralph Roberson, RLS #425, 428 Kinhawk Drive, Nashville, TN 37211.

There is also included and conveyed herein and ingress and egress right of way easement through the Billy Joe Johnson Property, from Billy Joe Johnson and wife, Ruth E. Johnson, to Lewis N. Johnson, his heirs, successors and assigns, of record in Book 9889, Page 621, Registers Office for Davidson County, Tennessee, the centerline being described therein as follows;

BEGINNING at a point where the centerline of the existing road bed intersects the Westerly boundary line of the above described tract, said point being S 04deg 16'47" E, 176.83 feet from the Northwest corner of the above described tract; thence N 77 deg 05'30"W, 44.25 feet to a curve to the right, having a radius of 34.84 feet, a tangent of 25.00 feet and a length of 43.37 feet; thence N 05 deg 46'04" W, 65.65 feet; thence N 22 deg 01'07"W, 108.27 feet; thence N 08 deg 15'49" W, 330.55 feet; thence N 09 deg 08'11" E, 91.00 feet; thence N 04deg 09'04"W, 92.97 feet; thence N 25 deg 58'06" W, 39.94 feet; thence N 50deg 13'31" W, 59.47 feet; thence N 30deg 15'18" W, 57.54 feet and N 35deg 15'07" W, 100.00 feet to a point in the South boundary line of the Larry B. Johnson Property of record in Book 4115, Page 159, Registers Office for Davidson County Tennessee, said point being S 65deg 38'07" W, 9.0 feet from his Southeast corner.

Being the same property conveyed by Quitclaim Deed from Joan D. Ostrander surviving spouse of Lester R. Ostrander to Joan D. Ostrander, a widow as recorded on the 22nd day of October, 2002 in Instrument No. 20021022-0129313 and Warranty Deed from Lewis N. Johnson and wife, Vicki Johnson to Lester R. Ostrander and wife, Joan D. Ostrander as recorded on the 6th day of September, 1996 in Deed Book 10182, Page 231, in the Register's Office of Davidson County, Tennessee.