FILE IN BOX 4

79-9-23

2111

BOOK 5499 PAGE 927

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,000.00

Charles L. Mays
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF SEPTEMBER, 19 79

Notary Public

MY COMMISSION EXPIRES: 6/7/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

FOLEY & WEISS, ATTORNEYS, 1208 FIDELITY FEDERAL BUILDING, NASHVILLE, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHARLES L. MAYS ETUX (NAME)	MERCANTILE MORTGATE COMPANY (NAME)	48-197
RT. #1, Box 175 (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOx 14569 (STREET ADDRESS)	14DZ 7425
JOELTON, TENNESSEE 37080 (CITY) (STATE) (P. O. ZIP)	ST. LOUIS, MISSOURI (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, ELEAZAR W. ANDERSON AND WIFE, PHYLLIS A. ANDERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES L. MAYS AND WIFE, BETTY J. MAYS

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 in Davidson County, Tennessee, being Tract No. 3 on a survey by Harold Cole, dated March 2, 1977, and described according to a survey by John B. Kohl, III, dated August 28, 1979, as follows:

BEGINNING at a iron pin in the middle of Dry Fork Road said pin being the northeasterly corner of the Sanders property; thence North 40 deg.45' East 32 feet, more or less to a point in the centerline of a creek; thence following the centerline of the creek, South 59 deg. 44' East 257.94 feet to a point; thence leaving the said centerline of the creek, South 29 deg. 26' East 126.89 feet to the center of a bridge; thence following the centerline of Dry Fork road, North 54 deg. 46' West 100.58 feet to a point, said point being on the northerly margin of a 50 foot right-of-way; thence leaving the said center of Dry Fork Road and following the 50 foot right-of-way, South 37 deg. 20' West 99.15 feet to a point; thence South 72 deg. 31' West 260 feet to a point; thence South 36 deg. 16' West 170 feet to a point; thence South 25 deg. 17' West 516.43 feet to a point; thence leaving the boundary of the said 50 foot right-of-way North 53 deg. 30' West 379.5 feet to a point; thence North 45 deg. 3' West 693.17 feet to a point; thence South 83 deg. 23' East 866.04 feet to a point; thence North 65 deg. 37' East 210.38 feet to a point; thence North 40 deg. 45' East 259.3 feet to the point of beginning in the center of Dry Fork Road.

BEING the same property conveyed to Eleazar W. Anderson and wife, Phyllis A. Anderson by deed from William G. Gifford and wife, Sue D. Gifford of record in Book 5176, page 168, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as Rt. #1, Box 175 (House Number) DRY FORK ROAD (Street) JOELTON, TENNESSEE (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 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 OUR hand s this 17th day of SEPTEMBER, 19 79

ELEAZAR W. ANDERSON

PHYLLIS A. ANDERSON

STATE OF TENNESSEE
Davidson County

BOOK 5493 PAGE 928

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ELEAZAR W. ANDERSON AND WIFE, PHYLLIS A. ANDERSON

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 17th day of SEPTEMBER, 1979.

Commission expires 6/7/80

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

ELEAZAR W. ANDERSON AND WIFE,

PHYLLIS A. ANDERSON

TO

CHARLES L. MAYS AND WIFE,

BETTY J. MAYS

F. 5 2 4 3 4

IDENTIF. REFERENCE

SEP 18 9 42 AM '79

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5499 PAGE 929

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			4300.00- CO	
			111.30 CO TX	
			.50 PRFE	
			6.00 WDEED	
			CHECK 111.30-	
			CHECK/CASH .2	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.52434

IDENTIF. REFERENCE

SEP 18 9 42 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 712389