BOOK 5557 PAGE 751

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

Stanley M. Chernau, Trustee

TO

Jack H. Dalton

For draftsman's use

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack H. Dalton (NAME)	SAME (NAME)	Map 143-12, 143-6A-1,2,4 thru 7,9 thru 12,14 thru 17,19,21 thru 31
1199 Murfreesboro Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

F73127

IDENTIF. REFERENCE

JAN 21 3 51 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 550,000.00 Jack H. Dalton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF January, 1980.

Notary Public

MY COMMISSION EXPIRES: Oct. 17, 1982

(AFFIX SEAL)

For and in Consideration of the sum of TEN AND NO/100ths----------

----------($10.00)----------**DOLLARS**

cash in hand paid by Jack H. Dalton, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, STANLEY M. CHERNAU, TRUSTEE, WITH FULL POWER TO SELL, MORTGAGE, CONVEY OR OTHERWISE ENCUMBER WITHOUT THE JOINDER OF ANY BENEFICIARY

.....have ~~bargained~~ and sold, and by these presents do transfer and convey unto the said

JACK H. DALTON, his

.....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 a part of a 34.65 acre tract of which a portion is now known as Harpeth Trace Estates, Phase I, of record in Book 5200, page 125, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northerly margin of Louisville & Nashville Railroad, said point being 25 feet from the center line of track and being the southeast corner of A. B. Beasley, et ux; thence with said Beasley's line, North 82° 53' West, passing an

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Form No. WD3a

existing iron pipe at 18.08 feet, in all 738.6 feet to an iron pin, a common corner of Beasley; thence, North 2° 51' East 450.4 feet to an iron pin at said Beasley's northeast corner, said point being a common corner to H. G. Hill Realty Company, as of record in Book 888, page 315, said Register's Office, thence northerly with said H. G. Hill Realty Company's property as follows: North 51° 49' East 215.0 feet to an iron pin at a fence corner; North 7° 34' West 279.9 feet to an iron pin at a fence corner; North 11° 31' East 231.0 feet to a point; North 55° 51' East 264.0 feet to a point; North 45° 12' East 239.3 feet to an existing 2" x 6" cut stone corner; North 17° 34' East 96.5 feet to an existing 6" x 6" cut stone corner; North 0° 12' East 140.4 feet to an iron pin in a fence corner said point being the southwest corner of H. G. Hill Realty Company's property, as of record in Book 892, page 599, said Register's Office; thence South 88° 47' East 511.1 feet with an existing fence and said H. G. Hill Realty Company's south line to an existing iron pin at a fence corner, said point being a common corner to Harpeth Glenn Corporation property, as of record in Book 4543, page 804, said Register's Office; thence South 65° 31' East 450.3 feet with said Harpeth Glenn Corporation's property to a point; said point being a corner to the Louisville & Nashville Railroad property; thence with said railroad property as follows: South 39° 11' West 963.3 feet to a point; South 50° 49' East 265.0 feet to a point, said point being 25 feet from the center line of said L & N Railroad track; thence, southwesterly 25 feet from and parallel with said tract center line 737.4 feet with a curve to the left having a radius of 5,754.65 feet to the point of beginning, containing 34.65 acres, more or less.

INCLUDED in the above description but specifically EXCLUDED therefrom are Lots Nos. 3, 8, 13, 18, 20 and 32 of Harpeth Trace Estates, Phase I, of record in Book 5200, page 125, said Register's Office.

Being part of the same property conveyed to Stanley M. Chernau, Trustee, with full power to sell, mortgage, convey or otherwise encumber without the joinder of any beneficiary by deed from David Pollack, Trustee, of record in Book 5372, page 306, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved ( ) property, known as _____ (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jack H. Dalton, his _____ heirs and assigns, forever.

And I ~~do~~ covenant with the said Jack H. Dalton _____ that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for 1980 taxes, Declaration of Covenants in Book 5120, page 208, and Book 5380, page 357, said Register's Office, easements and setback lines as of record in Plat Book 5200, page 125, said Register's Office, a non-exclusive easement of record in Book 4967, page 244, said easement being encumbered by the Deed of Trust in Book 4734, page 903, and Book 4734, page 907, said Register's Office, right of way of the Louisville & Nashville Railroad and a lien retained in the Deed of Trust in Book 5387, page 539, said Register's Office.

And I ~~do~~ further covenant and bind myself, my _____ heirs and representatives, to warrant and forever defend the title to the said land to the said Jack H. Dalton, his _____ heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 21st day of January, 1980, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Stanley M. Chernau Trustee

Stanley M. Chernau, Trustee

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Alana R. Hoffmann, a Notary Public in and for said County and State, the within named Stanley M. Chernau, Trustee

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of January, 1980

Alana R. Hoffmann, Notary Public

Commission Expires Oct. 17, 1982

STATE OF
County of

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor, with whom I am personally acquainted, and who acknowledged that ..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ....., this ..... day of ....., 19.....

....., Notary Public

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared .....,

with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be .....

.....of the .....,

the within named bargainor, a corporation, and that .....he as such .....,
being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as .....

Witness my hand and seal, at office in .....,

this .....day of ....., 19.....

....., Notary Public.

Commission expires .....

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5557 PAGE 754

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

550000.00- CO
1430.00 CO TX
.50 PRFEE
9.00 WDEED
CHECK 1439.50-
8410A01/21/60 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 73127

IDENTIF. REFERENCE

JAN 21 3 51 PM '80

FELIX Z. WILSON — REGISTER
DAVIDSON COUNTY, TENN.

No. 737887