ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Charles Raymond Tygard, Jr. et ux	Same	Map 40
(NAME)	(NAME)	
Route 5, Old Harding Pk.		Par 40
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37221		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5610 PAGE 990

For and in consideration of the sum of Ten ($10.00) and No/100th's ---------- DOLLARS

and other good and valuable consideration, the receipt of which is hereby acknowledged,

FIRST TENNESSEE BANK N.A. NASHVILLE, a national banking association with its principal place of business located in Nashville, Davidson County, Tennessee,

has

~~have~~ bargained and sold, and by these presents do transfer and convey unto the said Charles Raymond Tygard, Jr. and wife, Judy B. Tygard

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land in the Fourteenth Civil District of Davidson County, Tennessee, and described as follows:

Beginning at a point in the center of Old Hickory Boulevard, same being 165.5' west of the center of White's Creek Pike, thence S 34° 18' E 54.22', thence S 5° 18' E 170.85', thence S 84° 11' W 50.67', thence S 5° 50' E 31.6', thence S 83° 58' W 106.9', thence N 4° 16' W 250.4' to the center of Old Hickory Boulevard, thence N 87° 47' E 3.88', thence N 83° 58' E 122.52' to the point of beginning, containing 0.84 acres, more or less. Surveyed May 5, 1980 by Caldwell Engineering and Surveying.

Being a portion of the same property conveyed to Whites Creek Bank & Trust Company, predecessor to First Tennessee Bank N.A. Nashville, by deed from Billy Wayne Caldwell and wife, Juanita Caldwell, of record in Book 3929, page 772, Register's Office for Davidson County.

The conveyance herein is specifically subject to the reservation by the Grantor herein of a certain 25 foot easement for ingress and egress reserved as to the property, which easement is located and runs along the entire westerly side of said tract, and the reservation by Grantor herein of a drainage easement running along the side of the existing building, and further reserves the right to maintain said easement.

The property herein is unencumbered, except for a lien for 1980 property taxes, the same being fully assumed by the Grantees.

unimproved ( )
This is improved (✓) property, known as RH OLD HICKORY BLVD (House Number) (Street)
WHITES CREEK, TENNESSEE 37189
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 hands this 9th day of June, 19 80.

FIRST TENNESSEE BANK N.A. NASHVILLE

By: [signature] Vice President

WITNESS: [signature] Secretary

STATE OF TENNESSEE
COUNTY OF _____

BOOK 5610 PAGE 991

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____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Douglas C. McLaughlin and Dale L. Stegall with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be Vice President and Secretary respectively of the First Tennessee Bank N.A. Nashville, the within named bargainor, a corporation, and that they as such Vice President and Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Douglas C. MCLaughlin as such Vice President, and attesting the same by the said Dale L. Stegall as such Secretary.

Witness my hand and seal, at office in Nashville, Tennessee, this 9 day of June, 19 80

Notary Public

Commission expires 1-15-83

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 9,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Charles Raymond Tygard Jr.
CHARLES RAYMOND TYGARD, JR.

Sworn to and subscribed before me this 9 day of June, 19 80.

My commission expires 1-15-83 Notary Public

This instrument was prepared by:
Dale L. Stegall
Harwell Barr Martin & Sloan - 400 Home Federal Building - Nashville, Tennessee 37219
Name Address

WARRANTY DEED

FROM
FIRST TENNESSEE BANK N.A.
NASHVILLE

TO
CHARLES RAYMOND TYGARD, JR.
and wife,
JUDY B. TYGARD

F 92734

IDENTIF. REFERENCE

JUN 10 10 02 AM '80

DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5610 PAGE 992

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
			9000.00- CO	
			23.40 CO TX	
			.50 PRFEE	
			6.00 WDECD	
			CHECK 29.90-	
			3326A06/10/80 RAL .30	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F92734

IDENTIF. REFERENCE

JUN 10 10 02 AM '80

No. 761042