WARRANTY DEED

BOOK 5616 PAGE 34

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51000.00

x Billy R. Dean
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF June, 1980.

Notary Public

MY COMMISSION EXPIRES: 11-12-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM G. TRABER, ATTORNEY, 107 DONELSON PIKE, NASHVILLE, TENNESSEE 37214T
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JENNIFER RENEE DEAN ET AL (NAME)	SAME (NAME)	75-4 Par 238 Is
3865 Lake Aire Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37217 (CITY) (STATE) (P. O. ZIP)	(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, BILLY R. DEAN AND WIFE, PEGGY L. DEAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JENNIFER RENEE DEAN, CYNTHIA RUE DEAN AND KELLY RHEA DEAN

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 LOT NO. 3 ON THE RESUBDIVISION OF LOT NO. 2, ADDITION TO TULIP GROVE, OF RECORD IN BOOK 5190, PAGE 354, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT BEGINS AT A POINT IN THE EASTERLY MARGIN OF ANDREW JACKSON PARKWAY AT THE COMMON FRONT CORNER OF LOT NO. 2 AND LOT NO. 3; THENCE LEAVING SAID MARGIN S. 85 DEG. 58' 2" E. 150.0 FEET TO A CONCRETE MONUMENT; THENCE S. 06 DEG. 04' 04" W. 90.0 FEET TO A CONCRETE MONUMENT IN THE NORTHERLY MARGIN OF TRENTON DRIVE; THENCE WITH SAID MARGIN N. 82 DEG. 08' 38" W. 125.18 FEET TO A CONCRETE MONUMENT; THENCE AROUND A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET A DISTANCE OF 38.61 FEET TO A POINT IN THE EASTERLY MARGIN OF ANDREW JACKSON PARKWAY; THENCE WITH SAID MARGIN 55.65 FEET TO A POINT AND CONTINUING WITH SAID MARGIN 204.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.289 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO BILLY R. DEAN AND WIFE, PEGGY L. DEAN BY DEED FROM RAY TARKINGTON, TRUSTEE, AS OF RECORD IN BOOK 5518, PAGE 193, SAID REGISTER'S OFFICE.

unimproved (X)
This is improved ( ) property, known as _____ (House Number) (Street) (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 19th day of JUNE, 19 80

x Billy R. Dean
BILLY R. DEAN

Peggy L. Dean
PEGGY L. DEAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5616 PAGE 35

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named BILLY R. DEAN AND WIFE, PEGGY L. DEAN

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 19th day of JUNE, 19 80

Commission Expires 11-12-80

Notary Public

STATE OF _____
_____ 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 {his oath / their several oaths} acknowledged {himself / themselves} 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 purpose 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

F. 9 4 6 7 2

IDENTIF. REFERENCE

JUN 23 3 06 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
BILLY R. DEAN ET UX

TO
JENNIFER RENEE DEAN ET AL

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. — Livery of Seizin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York

Mail - W & G. Trailer
P.O. Box 110355 37204

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5616 PAGE 36

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
			51000.00-	CO
			132.60	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	139.10-
5824A06/23/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 9 4 6 7 2

T
IDENTIF. REFERENCE

JUN 23 3 06 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 764252