FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,500.00

Tina Wainscott Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF October 1980

Elizabeth J. Smith
Notary Public

MY COMMISSION EXPIRES: January 16, 1984

(AFFIX SEAL)

This deed prepared from information furnished by the parties.

THIS INSTRUMENT WAS PREPARED BY
Elizabeth J. Smith, Atty., 2115 One Commerce Place, Nashville, TN 37239
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tina Wainscott Brown (NAME)	same (NAME)	94-12 66
1814 Lebanon Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	3DZ 01035
Nashville, TN (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

mwd

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, A. C. Spain, Charles Burkhalter and Harold Hitt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tina Wainscott Brown

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:

Beginning at a point in the center of the Lebanon Pike 98 feet easterly from the southwest corner of the original church lot and running thence north 310 west 183 feet to a point; thence west 21 feet to a point, said point being the northwest corner of said original church lot; thence north 10-3/4 deg. west 443.6 feet to a stake; thence south 47-3/4 deg. east 373 feet to a fence post in Byrum's northeast corner; thence with Byrum's northerly line south 45 deg. west 100 feet to a point; thence south 47-3/4 deg. east 186 feet to the center of the Lebanon Pike; thence west with the center of said pike south 40-1/2 deg. west 90 feet to a point in the center of said pike; thence continuing with the center line of said pike south 47-1/2 deg. west 127 feet to point of beginning, containing 2 acres, more or less.

Included in the above described property but specifically excluded therefrom is the following right of way deed:

Beginning at the point of intersection of the southwest boundary of the Nell King Simpson property and the northwest margin of Lebanon Road (State Route 24), thence along the said northwest margin southwestwardly 122 feet more or less to a point, thence North 42 deg. 46' 40" East 121 feet more or less to a point in the said southwest boundary, thence along the said southwest boundary South 47 deg. 43' East 8 feet more or less to the point of beginning and containing 560 square feet. Being the same property conveyed to The State of Tennessee by deed from Lillian Hooper Gibson of record in Book 5230, page 594, Register's Office for Davidson County, Tennessee. The said Lillian Gibson and Lillian Hooper Gibson being one and the same person.

(over)

This is unimproved ( ) improved (X) property, known as 1814 (House Number) Lebanon Road (Street) Nashville, TN (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 6th day of October, 1980

A. C. SPAIN

Charles Burkhalter
CHARLES BURKHALTER

Harold Hitt
HAROLD HITT

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named A. C. Spain, Charles Burkhalter and Harold Hitt

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 6th day of October 1980.

Commission expires January 22, 1984

Elizabeth J. Spain
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 (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 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
A. C. SPAIN, CHARLES BURKHALTER
and HAROLD HITT

TO
TINA WAINSCOTT BROWN

G. I. 1-2-99

IDENTIF. REFERENCE

OCT 6 4 07 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Being the same property conveyed to A. C. Spain, Charles Burkhalter and Harold Hitt by deed from Lillian Gibson, of record in Book 5543, page 765, Register's Office for Davidson County, Tennessee.

The above described property is not the usual place of residence of any of the grantors.

10/06 10

5710

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			37500.00- CO	
			97.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 104.00-	
6710A	10/06/60		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G. I. 2 9 9

T
IDENTIF. REFERENCE

OCT 6 4 07 PM '60
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 784423