BOOK 5744 PAGE 795

5550 05/13 32.50- CHECK

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,000.00

Steven G. Meinbresse
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April, 1981.

Patricia S. Spicer
Notary Public

MY COMMISSION EXPIRES: 7-17-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilkins Adams & Spicer
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven G. Meinbresse (NAME)	Same (NAME)	Map 58
4785 Drakes Branch Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcels 66, 67
Nashville, TN 37218 (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, J. Thomas John, Jr., unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven G. Meinbresse et ux Jill K. Klein

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 parts of Lots 3, 4, and 5 on the Plan of the William J. Drake Lands of record in Minute Book J, page 397, in the Office of the County Court for Davidson County, Tennessee, and being more particularly described as follows:

TRACT 1: BEING part of Lot No. 5 on the Plan of the Lands of William J. Drake described as follows: BEGINNING at a stake, the most southerly southeast corner of said Lot No. 5, formerly Pauline Bryant's northeast corner; running thence N 80° W 420 feet to a stake, formerly Pauline Bryant's northwest corner; thence N 1° E 50 feet to a stake; thence S 89° E 425 feet, more or less, to a stake in the west line of Lot No. 3; thence southerly 50 feet, more or less, to the point of beginning.

TRACT 2: BEING part of Lot No. 4 on the plan of the William J. Drake Lands described as follows: BEGINNING at the easterly common corner of Lots 4 and 5 on said Plan; thence S 89° E 420 feet to a stake; thence S 1° W 20 feet, more or less to a new line, being established in the deed by and between the parties hereto of record in Book 5733, page 855, Register's Office for Davidson County, Tennessee; thence with said new line 425 feet (scaled), more or less, to the point of beginning.

TRACT 3: That part of Lot No. 3 of the Drake Lands lying between Drakes Branch Road and the property formerly owned by Pauline Bryant, being more specifically described in the deed of record in Book 1451, page 51, Register's Office for Davidson County, Tennessee; EXCEPTING THEREFROM that portion of said property previously conveyed in the deed by and between the parties hereto of record in Book 5733, page 855, Register's Office for Davidson County, Tennessee.

It is the specific intent of the Grantor hereto that this document shall operate as a conveyance of all of the property conveyed to him in the instruments of record in Book 5582, page 269, and Book 5733, page 852, which were not previously conveyed to the Grantees herein by the above referenced instrument by and between the parties hereto.*

This is unimproved ( ) improved (X) property, known as 4785 Drakes Branch Road (House Number) (Street) Nashville, TN 37218 (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 my hand this 14th day of April, 1981

J. Thomas John, Jr.

BOOK 5744 PAGE 796

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Thomas John, Jr.

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 14th day of April 1981.

Commission expires 7-17-83

Patricia S. Spicer
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
J. Thomas John, Jr.

TO
Steven G. Meinbresse

G. 4. 1. 6 8 1

IDENTIF. REFERENCE

MAY 13 1 04 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Rec'd Bk 8

WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

*All of the above property being part of the same property conveyed to J. Thomas John, Jr., by two deeds: one from Kenneth W. Arnold and Sam E. Arnold and wife, Evelyn C. Arnold of record in Book 5582, page 269, and the other from Mildred L. (Arnold) Shay, Kenneth W. Arnold, and Sam E. Arnold, of record in Book 5733, pge 852, all in the Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5744 PAGE 797

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

10000.00- CO
26.00 CO TX
.50 PRFEE
6.00 WDECO
CHECK 32.50-
5550A05/13/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 4.1-6 8 1

T
IDENTIF. REFERENCE

MAY 13 1 04 PM '81

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TENN.

No. 821850