FORM NO. WD-1

BOOK 5865 PAGE 638

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ $53,008.02

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March, 19 82

Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney (NAME) 640 Spence Lane Nashville, Tn. 37217 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Michael J. & Cheryl A. Svoboda (NAME)	a Fidelity Federal Savings & Loan Assn (NAME)	Map 39
5238 Burgess Road (STREET ADDRESS OR ROUTE NUMBER)	401 Union (STREET ADDRESS)	Par. 103
Whites Creek, Tn. 37189 (CITY) (STATE) (P O ZIP)	Nashville, Tn. 37219 (CITY) (STATE) (ZIP)	14D-9800

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 Thomas Henning and wife, Betty J. Henning

HEREINAFTER CALLED THE GRANTORS HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael J. Svoboda and wife, Cheryl A. Svoboda

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 railroad spike in the center of Burgess Road at the northwesterly corner of the property vested in Horace M. Norman by final decree of the 4th Cir. Court for Davidson County, of record in Book 4651, page 560,; said Register's Office; thence with Norman's northerly property line, S 72 deg. 0 min. E. 111.0 feet to a stake in an unnamed branch; thence continuing with Norman's northerly property line and with said branch, S 72 deg. 0 min. E. 97.0 feet to a stake, S 80 deg. 30 min. E, 230.0 feet to a stake at a southwesterly corner of the property conveyed to James W. Larkin, Sr. by deed from N. William Scott III, Sub. Trustee, of record in Book 5071, page 509, said Register's Office, thence with westerly and southerly property lines of Larkin, N. 12 deg. 20 min E. 516.06 feet to an iron pin, N 83 deg. 0 min. W 400 feet to a railroad spike in the center of Burgess Road; thence with the centerline of said road, S 36 deg. W 186.0 feet, S 27 deg. 45 min. W 135.3 feet, S 13 deg. 15 min. E. 203.2 feet, S 16 deg. W 44.3 feet to the point o beginning, and containing 5.1 acres, more or less.

BEING the same property conveyed to Thomas Henning and wife, Betty J. Henning by deed from Danny W. Earps and wife, Due E. Earps of record in Book 5359, page 844, Register's Office for Davidson County, Tennessee.

INCLUDED IN THIS DESCRIPTION is a perpetual easement for roadway purposes for ingress and egress over the southerly fifty feet of said property; for use and benefit of remaining 17.62 acres belonging to James W. Larkins, Sr. and wife, their heirs and assigns, more particularly described as follows: BEGINNING at a railroad spike in the center of Burgess or Simpkins Road; thence North 16 deg. 0 min. E 44.3 feet to a point in said road; thence north 13 deg. 15 min. W 6.1 feet to a point in said road; thence south 72 deg. 0 min. E 96. feet to a point; thence north 72 deg. 0 min. E 95.2 feet to a point; thence S 80 deg. 30 mi E 247.3 feet to a point in the easterly line of said property; thence along said line south 12 deg. 20 min. W 50.4 feet to a stake in the branch; thence along the southerly line of said property north 80 deg. 30 min. W 230.0 feet to a stake in the branch; thence south 72 deg. 0 min. W 97.0 feet to a stake in the branch; thence north 72 deg. 0 min. West 111.0 feet to point**

unimproved ( )
This is improved ( ) property known as 5238 Burgess Road (House Number) (Street) Whites Creek, Tn. 37189 (P O Address) (City or Town) (Postal Zip) Cont. next side

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 hands this 24th day of March, 19 82

Thomas Henning

Betty J. Henning

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 Thomas Henning and Betty J. Henning

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 Office in Nashville, Tennessee, this 24th day of March 19 82.

Commission expires 4/21/85

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

G 8 4 5 9 3

WARRANTY DEED

FROM

Thomas Henning and wife,

Betty J. Henning

TO

Michael J. Svoboda and wife,

Cheryl A. Svoboda

IDENTIFICATION REFERENCE

MAR 25 12 07 PM '82

FELIX Z. [illegible]
DAVIDSON COUNTY, TENN.

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville tennessee 37217

** of beginning, according to a survey of John D. McCormick, revised 3/21/74.

This conveyance subject to: (1) Easement for roadway purposes along westerly line of said property being Burgess or Simpkins Road. (2) Drainage easement for branch along southerly line of said property, of record in Book 4802, page 686, said Register's Office.

GRANTEES hereby assume and agree to pay the mortgage held by Fidelity Federal Savings & Loan Assn. of record in Book 5068, page 619, said Register's Office. Escrow account and insurance to be transferred to Grantees.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5865 PAGE 640

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
			530.50- CO	
			137.00 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	144.00-
87158	03/25/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 6 4 5 9 3

IDENTIFICATION REFERENCE

MAR 25 12 07 PM '82

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

No. 872992