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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6 th DAY OF April, 1982.

Notary Public

MY COMMISSION EXPIRES: July 21, 1982
(AFFIX SEAL)

Book 5871 Page 47

THIS INSTRUMENT WAS PREPARED BY
Parker & Williams, Attorneys at Law, 706 18th Avenue South, Nashville, Tennessee 37203
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ellis Joseph Saad et ux	Same	40-40
(NAME)	(NAME)	
228 Pettus Road		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tenn. 37013		
(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, Charles Raymond Tygard, Jr. and wife, Judy B. Tygard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ellis Joseph Saad and wife, Kathy D. Saad

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:

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 the same property conveyed to Charles Raymond Tygard, Jr. and wife, Judy B. Tygard, by deed from First Tennessee Bank N.A. Nashville, of record in Book 5610, page 990, Register's Office for Davidson County, Tennessee.

This conveyance is specifically subject to that certain 25 foot ingress and egress easement and drainage easement reserved to First Tennessee Bank N.A. Nashville in the warranty deed of record in Book 5610 page 990, Register's Office for Davidson County, Tennessee.

The property herein described is unencumbered except for the 1982 real property taxes which are assumed by Grantees.

This is unimproved ( ) improved ( ) property, known as Old Hickory Blvd., Whites Creek, Tennessee 37189
(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 6 th day of April, 19 82

x Charles R. Tygard Jr.

x Judy B. Tygard

STATE OF TENNESSEE
Davidson County

BOOK 5871 PAGE 48

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Raymond Tygard and wife, Judy B. Tygard

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 6 th day of April, 1982

Commission expires July 21, 1984

John R Parker
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
Charles Raymond Tygard, Jr.
and wife Judy B. Tygard

TO
Ellis Joseph Saad and wife,
Kathy D. Saad

RUSH

G 8.6 4 0 8

IDENTIF. REFERENCE

APR 8 2 30 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

CHECK

1034

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5871 PAGE 49

FOR _____

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

1000.00- CO
26.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 32.50-
1034A04/08/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 8 6 4 0 8

IDENTIF. REFERENCE

APR 8 2 30 PM '82

FELIX Z. WILSON EX REGISTER
DAVIDSON COUNTY, TENN

No. 875217