This Instrument Prepared By: Thomas E. Stewart, Attorney, 223 Madison Street, Madison, TN 37115

WARRANTY DEED

Mail

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CARL W. MAYS	SAME	P/O
(NAME:) 1312 Bell Grimes Lane	(NAME:)	Map 41-67
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tn 37207	(STREET ADDRESS)	12 D 25700
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of .....TEN AND 00/100.....

.....($10.00)..... *DOLLARS*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

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H 0 2 7 5 8

IDENTIF. T. REFERENCE

AUG 6 8 40 AM '82

FELIX [illegible] II REGISTER
DAVIDSON COUNTY, TN

B. Y. FUSTON AND WIFE, FRANCES FUSTON,
hereinafter referred to as Grantors,
.....*have bargained and sold, and by these presents do transfer and convey unto*

the said .....CARL W. MAYS AND WIFE, KATHLEEN O. MAYS, hereinafter.....

referred to as 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, and being described according to a survey by J. Bruce Rainey, Surveyor #823 dated July 20, 1982, and known as Job No. 82-123 as follows: Beginning at an iron pin set on the northerly margin of Bell Grimes Lane, formerly Bell Lane, said point of beginning being the southeast corner of this tract and also being in the westerly line of the Carl W. Mays land of record in Book 2036, page 165, Register's Office for said County; thence with the margin of the said Lane (25 feet from the centerline) North 82 deg. 23' 38" West 192.00 feet to an iron pin; thence leaving the margin of the said Lane and severing the Fuston land, of which this is a part, North 14 deg. 54' 14" East 469.42 feet to an iron pin; thence South 83 deg. 33' 14" East 192.00 feet to an existing iron road, the northwest corner of the said Mays land; thence with Mays line and a fence South 14 deg. 50' 20" West 473.27 feet to the point of beginning, containing 2.06 acres, more or less.

Being a portion of the same property conveyed to I. C. Boyd and wife, Mary Boyd, and B. Y. Fuston and wife, Frances Fuston, by deed of record in Book 1097, page 148, Register's Office for Davidson County, Tennessee; the said I. C. Boyd having died in 1969 and his interest then vesting in his wife, Mary Boyd; and the said Mary Boyd having died in 1973 and by her Last Will and Testament of record in Book 4801, page 360, said Register's Office, her interest then vested in Frances Boyd Fuston, her daughter and the wife of B. Y. Fuston.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 45000.00

Subscribed and sworn to before me, this the 4 day of August 19 82

Affiant Carl W. Mays

My commission expires: 4/21/85 (Affix Seal)

Notary Public Carolyn F. Bradley

NOTARY PUBLIC

08/06 19.30- CHECK

1739

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said.....

.....heirs and assigns, forever.

And we *do covenant with the said.....*

.....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.*

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.....*

.....heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands *this* 4th *day of* August, *19* 82, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

B. G. Fuston

Frances Boyd Fuston

FRANCES FUSTON AND FRANCES BOYD FUSTON
ARE ONE AND THE SAME PERSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named B. Y. FUSTON AND WIFE, FRANCES FUSTON

the bargainors, 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 Madison, Tennessee, this 4 day of August, 19 82

Carolyn F. Waddey, Notary Public.

Commission Expires 4/21/85

CAROLYN F. WADDEY NOTARY PUBLIC DAVIDSON COUNTY AT LARGE STATE OF TENNESSEE

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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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
			4000.00- CO	
			10.40 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	19.90-
			1739A08/06/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 2 7 5 8

IDENTIF. T REFERENCE

Aug 6 8 40 AM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 895145