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 (NAME)	SAME (NAME)	P/O
1312 Bell Grimes Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 41-67
Nashville 37207 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	12 D 25700

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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H02758

IDENTIF. REFERENCE

AUG 6 8 40 AM '82

FELIX A. MCCLARTY, JR. REGISTER
DAVIDSON COUNTY, TN

re-record
H047115

IDENTIF. REFERENCE

AUG 18 9 16 AM '82

FELIX A. MCCLARTY, JR. 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 rod C.W.M. 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 L. 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 L. C. Boyd having died in 1969 and his interest then vesting in his C.W.M. 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 $ 4,000.00

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

Carl W. Mays
Affiant

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

Carolyn F. Bradley
Notary Public

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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 *hand* s *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 re-record BOOK 5926 PAGE 142

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 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 .