This instrument prepared by:
SCHULMAN, LE ROY & BENNETT, P.C.
P. O. BOX 2707
NASHVILLE, TENN. 37219

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

WILLIE K. DAVIS

TO

RICHARD A. THIBUS ET UX

For draftsman's use

BOOK 6070 PAGE 305

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard A. Thibus et ux (NAME)	Same (NAME)	Map. 127
7867 Steeplechase Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 240
Nashville, TN (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$19,000.00 Richard A. Thibus
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF June, 1983.

Notary Public

MY COMMISSION EXPIRES: 4-21-85

(AFFIX SEAL)

For and in Consideration of the sum of TEN AND NO/100 ($10.00)---------- DOLLARS cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

IDENTIF. REFERENCE

H 5 2 3 5 9

JUN 6 2 49 PM '83
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

I, WILLIE K. DAVIS,

have bargained and sold, and by these presents do transfer and convey unto the said RICHARD A. THIBUS and wife, CAROL L. THIBUS, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(See attached Exhibit A)

06/05 61.00 SHELBY

3001

Form No. WD3a

BOOK 6070 PAGE 306

unimproved (X)
This is improved ( ) property, known as 7867 Steeplechase Lane, Nashville, TN
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said RICHARD A. THIBUS and wife, CAROL L. THIBUS, their heirs and assigns, forever.

And I do covenant with the said Richard A. Thibus and wife, Carol L. Thibus that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except as hereinabove set forth, and taxes for the year 1983, which are a lien but not yet due and payable, which the Grantees agree to assume and pay.

And I, Willie K. Davis do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Richard A. Thibus and wife, Carol L. Thibus, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 6th day of June, 19 83, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Willie K. Davis

Barbara T. Davis

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

BOOK 6070 PAGE 307

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Willie K. Davis and wife, Barbara T. Davis

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 Nashville, Tennessee, this 6th day of June, 1983

[illegible], Notary Public

Commission Expires 8-21-85

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 .

PROPERTY DESCRIPTION

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Saddle Ridge, Section Two of record in Book 5200, page 366, Register's Office for Davidson County, Tennessee.

Beginning at a point on the northern margin of Highway 70 South, said point being a common front corner with Lot 18; thence running along the margin of said Highway 70 South, South 37 deg. 47' 13" West, a distance of 85 feet to a point; thence running South 52 deg. 12' 47" East, a distance of 5 feet to a point; thence continuing through said point running South 37 deg 47' 13" West, a distance of 193.51 feet to a point; thence running North 52 deg. 12' 47" West, a distance of 429.97 feet to a point, said point being on the rear line of Lot 11; thence along the rear line of Lots 11 and 12 running North 2 deg. 57' 46" East, a distance of 404.92 feet to a point; thence along the rear line of Lot 14, running North 26 deg. 32' 38" East, a distance of 181.24 feet to a point, said point being on the southern margin of Steeplechase Lane; thence around a curve to the left with a radius of 50 feet, a distance of 49.70 feet to a point, said point being the common corner with Lot No. 18; thence along the common boundary with Lot 18 running South 30 deg. 24' 33" East, a distance of 705.72 feet to a point, said point being point of beginning.

Included in this conveyance is an easement for access to Steeplechase Lane across a portion of Lot 18 evidenced by Plat of record in Book 5200, page 366, Register's Office for Davidson County, Tennessee.

Beginning at a point on the southern boundary of Steeplechase Lane, said point being common front corner of Lots 17 and 18; thence around a curve to the left, a radius of 50 feet, a distance of 13.4 feet to a point; thence leaving said Steeplechase Lane, running South 70 deg. 8' 42" East, a distance of 25.70 feet to a point; thence running South 29 deg. 19' 23" East, a distance of 113.40 feet to a point; thence running South 8 deg. 13' 27" East, a distance of 122.47 feet to a point, said point being on the common boundary between Lots 17 and 18; thence running North 30 deg. 24' 33" West, a distance of 235 feet to a point on the margin of Steeplechase Lane at point being point of beginning.

Being the same property conveyed to Willie K. Davis, by deed from Willie K. Davis, Trustee, of record in Book 6002, page 79, and by deed from G. William Davis of record in Book 6002, page 84, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 5660, page 823, Register's Office for Davidson County, Tennessee; owner's certificate, certain minimum building set back lines, easements, utility anchor easements and certain notes and requirements to which plan reference is hereby made, as shown on plan of record in Book 5800, page 4, Register's Office for Davidson County, Tennessee.

Grantees agree that they will within twelve months of the date of this deed commence construction of a residence upon the premises and shall, upon commencement of construction, proceed in a diligient and timely manner to completion of construction. If Grantees fail or refuse to commence or reconvey the premises to Grantor at Grantor's option upon payment of $19,000.00. Grantor reserves the right to approve all building plans and specifications.

Barbara T. Davis, wife of the said Willie K. Davis, joins in the execution of this instrument for the purpose of conveying and releasing any rights which she might have by reason of the marital status.

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6070 PAGE 309

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

19000.00-	CO	
49.40	CO TX	
.50	PRFEE	
12.00	WDEED	
	CHECK	61.90-
3001A06/06/83	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5.2 3 5 9

IDENTIF. REFERENCE

JUN 6 2 49 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 954338