#2602

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
George E. Mooter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

VOL 446 PAGE 187

BOOK 6082 PAGE 466

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ms. Mary F. Hale	new owner	Map 8 Parcel 6 (Wm. Co.)
(NAME)	(NAME)	
5763 Brentwood Trace		Map 159 Parcel 41
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, Tennessee 37027		FB No. 7D-37880 (Davidson)
(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, JOHN I. TALTON, JR. and wife JEAN M. TALTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY F. HALE

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson and Williamson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in 7th Civil District of Davidson County and in the 15th Civil District of Williamson County, Tennessee, being a part of Tract No. 1 and Tract No. 2 on the unrecorded plan of the estate of J. M. Morel, Deceased, described according to a survey dated June 6, 1983, by Carroll Dean Carman, Surveyor, as follows:

Beginning at a concrete monument in the common line between Tracts 1 and 2, said Morel Plan, the same being the southeasterly corner of the property conveyed to James N. Stansell and wife, Shirley B. Stansell by deed from James N. Stansell, Jr. and William S. Barnes, Jr., of record in Book 5355, page 215, Register's Office for Davidson County and being the northeasterly corner of the property conveyed to William S. Barnes, Jr., and wife, Lucy L. Barnes by deed from James N. Stansell, Jr. and William B. Barnes of record in Book 5360, page 469, Register's Office for Davidson County and in Book 309, page 861, Register's Office for Williamson County, Tennessee, said point being also North 35 deg. 30 min. East 333.00 feet from the centerline of Old Brentwood Road as measured along the common line between Stansell and Barnes; thence with common line between Stansell and Talton North 35 deg. 30 min. East 82.30 feet to an iron pin; thence South 54 deg. 30 min. East 233.00 feet to an iron pin in the west margin of High Lea Drive; thence with said margin South 35 deg. 30 min. West 146.95 feet to a concrete monument, a common corner to Talton and Lawrence Williams; thence North 54 deg. 30 min. West 233.00 feet with Williams line to a concrete monument in the east boundary of Barnes, a corner to Williams; thence with Barnes North 35 deg. 30 min. East 19.65 feet to an iron pin; thence North 50 deg. 14 min. West 267.72 feet to an iron pin in the westerly line of Tract No. 1, said Morel Plan; thence North 35 deg. 39 min. East 25.76 feet to a concrete monument; thence with Stansell south boundary South 54 deg. 21 min. East 266.92 feet to the point of beginning containing 43,684 square feet.

Being the same property conveyed to John I. Talton, Jr., and wife, Jean M. Talton by deed from William S. Barnes, Jr., and wife, Lucy L. Barnes, of record in Book 436, page 768, Register's Office for Williamson County, Tennessee, and being part of the same property conveyed to Jeanne M. Talton by deed from Harry H. Morel and wife, Betty Morel of record in Book 3280, page 465, Register's Office for Davidson County and in Book 122, page 379, Register's Office for Williamson County, Tennessee.

Jean M. Talton and Jeanne M. Talton are one and the same person.

This conveyance is made subject to: (1) 1983 Taxes which have been prorated and will be paid by Seller; and (2) Easement as reflected in the deed of record in Book 3280, page 465, Register's Office for Davidson County and in Book 122, page 379, Register's Office for Williamson County, Tennessee.

This is unimproved (X) improved property, known as 1 acres, more or less High Lea Road Brentwood, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 16th day of June, 19 83

John I. Talton, Jr.
JOHN I. TALTON, JR.

Jean M. Talton
JEAN M. TALTON

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6082 PAGE 467 VOL 446 PAGE 188

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN I. TALTON, JR., and wife, JEAN M. TALTON the bargainor s[illegible], 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 16th day of June, 19 83.

My commission expires 4-19-87 Notary Public

HENRY SCOTT NOTARY PUBLIC AT LARGE STATE

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

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

_____ Notary Public

Commission expires _____

H 56317

IDENTIF. REFERENCE

JUN 27 11 11 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

JUN 30 1983

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Mary F. Hale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June 19 83

MY COMMISSION EXPIRES: 4-19-87
(AFFIX SEAL)

Helen Scott
Notary Public

HENRY SCOTT NOTARY PUBLIC AT LARGE STATE

7741 06/27 6.00- CHECK

WARRANTY DEED

FROM JOHN I. TALTON and wife,

JEAN M. TALTON

TO MARY F. HALE

WILLIAMSON COUNTY — STATE OF TENNESSEE
Received for record the 21 day of June 19 83
at 10:20 o'clock A M Noted in Note Book 33 page 443
and Recorded in Book No. 446 page 187 State Tax
Paid 91.00 Fee .50 Recording Fee 6.00 Total 97.50
Receipt No. 48900 Witness my hand

J. D. Bennett, Register

RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

File Box 38

OFFICIAL RECEIPT

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

RECEIVED OF TAX PAID IN AMOUNT OF $91.00
BOOK 6082 PAGE 458
FOR ON # 48900

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
			35000.00- CO	
			6.00 WDEED	
			CHECK	6.00-
7741	A	06/27/83	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 6 3 1 7

IDENTIF. REFERENCE

JUN 27 11 11 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 958934