06/30 25.10-

WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF Sumner }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF June, 1983

Notary Public

MY COMMISSION EXPIRES: 8-24-85

(AFFIX SEAL)

BOOK 6085 PAGE 152

THIS INSTRUMENT WAS PREPARED BY
CURTIS M. LINCOLN, 919 West Main St. Hendersonville, Tn. 37075
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Humphrey (NAME)	Same (NAME)	11053445
709 N. Dupont Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	43-11
Madison, Tn. 37115 (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, Thomas Bailey Keels et ux Florence Lillian Keels

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Humphrey et ux Sarah Humphrey

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:

Lots 131 and 132 located on the west side of Myatt Drive, south of Dupont Street described as follows:

TRACT I.

Being Lot No. 19 on the unrecorded Plan of Anderson Estates, Section I, and described as follows:

BEGINNING at a point in the westerly margin of Myatt Drive, at the common corner of Lots 19 and 20; thence with the margin of said Drive, southerly 50 feet to the common corner of Lots 18 and 19; thence with the line between said Lots, westerly 150 feet to the corner of 18, 19, 82 and 83, thence with the line between Lots 19 and 82, northerly 50 feet to the corner of Lots 19, 20, 81 and 82; thence with the line between lots 19 and 20; easterly 150 feet to the point of beginning.

See page attached hereto ---

unimproved (X)
This is improved ( ) property, known as Myatt Drive, Madison, Tennessee
(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 hands this 20th day of June, 1983

Thomas Bailey Keels

Florence Lillian Keels

BOOK 6085 PAGE 153

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, Curtis M. Lincoln a Notary Public in and for said County and State, the within named Thomas Bailey Keels et ux Florence Lillian Keels

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 Hendersonville, Tennessee this 20 day of June 19 83

Commission Expires 8-31-85 Curtis M Lincoln Notary Public.

STATE OF
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 { his oath / their several oaths } acknowledged { himself / themselves } 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 purpose 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

TO

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Every of Sense

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York

JUN 30 9 09 AM '83
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

IDENTIF. REFERENCE

H 57118

EXHIBIT "A"

Continuation of description.

INCLUDED BUT EXCLUDED:
Land in Davidson County, Tennessee described as follows:
BEGINNING at a point in the present Westerly right of way line of Myatt Drive at the southeast corner of the Hawkins Lands; thence westerly along the southerly line of the Hawkins Lands; 19.95 feet to the new proposed westerly right of way line of Myatt Drive; thence northerly along the new proposed right of way line of Myatt Drive, 50.2 feet to a point in the northerly property line of the Hawkins Lands; thence easterly along the northerly property line of Hawkins Lands, 24.65 feet to Hawkins' northeast corner: the same being in the present westerly right of way line of Myatt Drive; thence southerly along the present right of way line of Myatt Drive, 50 feet to the point of beginning, and containing 1,115 square feet.

TRACT II

BEGINNING at an iron pin in the southerly margin of Dupont Avenue, running thence along the southerly margin of same, south 85° 48' 40" east 88.23 feet to a point in Dupont Avenue at the beginning of a curve; thence around said curve having a radius of 25 feet, 36.05 feet to a point in the westerly margin of Myatt Drive; thence continuing with the westerly margin of same, south 3° 12' east 44.28 feet to a point; thence continuing along the west margin of Myatt Drive 70.51 feet to an iron pin at the northeasterly corner of Lot 132 on said Plan; thence west 81° 10' 47" north, 126.77 feet to an iron pin at the southeast corner of Lot 128 on said plan; thence north 3° 56' east, 125.50 feet to the point of beginning.

INCLUDED BUT EXCLUDED IN THE ABOVE DESCRIPTION:
BEGINNING at an iron pin on the southerly margin of Dupont Avenue; thence in an easterly direction along said southerly margin S. 85° 48' 40" east 88.23 feet to the point of beginning of a curve to the right with a radius of 25 feet, a distance of 36.05 feet to an iron pin in the westerly margin of Myatt Drive; thence with said westerly margin S. 3° 12' East 44.28 feet to an iron pin at the beginning of a curve to the right with a radius of 2829.82 feet, a distance of 19.24 feet to an iron pin; thence No. 81° 10' 48" West , 121.19 feet to an iron pin, thence N. 3° 56' East 75 feet to the point of beginning and containing 9,104 square feet more or less.

BEING a part of the same property conveyed to the Grantors herein of record in Deed Books 4999, page 494 as to Tract # 1 and 4948 Page 933, as to Tract # 2, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

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

RECEIVED OF

BOOK 6085 PAGE 155

FOR

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			6000.00- CO	
			15.60 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	25.10-
8035A	06/30/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 7 1 1 8

IDENTIF. REFERENCE

JUN 30 9 09 AM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 959871