THIS INSTRUMENT PREPARED BY: Vicky V. Klein, Attorney at Law,
907 Two Mile Parkway, Building E, Goodlettsville, TN 37072

# WARRANTY DEED

BOOK 6093 PAGE 125

1042

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| MICHAEL WAYNE CHRISTIAN, ET UX | SAME | P/O - Map 12 |
| (NAME:) | (NAME:) | Parcel 12 |
| 510 Heritage Drive Apt. 161 | | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Madison, Tn 37115 | | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* ----------TEN AND NO/100----------
----------($10.00)---------- *DOLLARS*

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

H 59710

IDENTIF. REFERENCE

JUL 12 1 42 PM '83

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

RUSH

CONTINENTAL LAND GROUP, INC., hereinafter referred to as Grantor .....has.....*have bargained and sold, and by these presents do transfer and convey unto the said* ..MICHAEL WAYNE CHRISTIAN AND WIFE, SUSAN BRANNOM CHRISTIAN,..... 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 June 24, 1983 and known as Job No. 83-169-1 as follows:
BEGINNING at an iron pin set on the southerly margin of Baker Road, said point of beginning being the Northeast corner of this tract and also being in the line of the Edward B. Parker land; thence with Parker's line and a fence S 11° 55' 08" W 304.09 feet to an iron pin set at a corner post; thence N 76° 21' 42" W 200.48 feet to an iron pin set at a corner post; thence S 18° 29' 51" W 112.20 feet to a point on the fence; thence S 23° 55' 57" W 155.14 feet to a point on the fence; thence S 06° 31' 44" W 79.61 feet to an iron pin set at a corner post; thence N 83° 06' 06" W 169.06 feet to a cedar tree in the fence line; thence N 81° 25' 23" W 219.82 feet to a point at the corner of a cross fence; thence N 84° 15' 52" W 156.66 feet to a point on the fence; thence N 87° 19' 47" W 237.25 feet to a point on the fence; thence N 88° 00' 54" W 92.56 feet to a point on the fence; thence N 83° 39' 46" W 72.07 feet to an iron pin set in the fence; thence leaving Parker's line and severing the land of the Continental Land Group, Inc., N 51° 48' 12" E 759.39 feet to an iron pin set on the southerly margin of the said Baker Road; thence with the margin of the said Road 25 feet from the centerline S 77° 03' 16" E 82.66 feet to an iron pin; thence N 84° 29' 35" E 474.04 feet to an iron pin; thence S 86° 24' 08" E 158.52 feet to the point of beginning, containing 10.13 acres more or less.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 5,000.00

Subscribed and sworn to before me, this the 11 day of July, 19 83

Affiant

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

Notary Public

FELIX A. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN
LAYGE
STATE OF TENN.

Being a portion of the same property conveyed to Continental Land Group, Inc., by deed of record in Deed Book 6071, page 339, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following restriction which shall run with the land, and be binding upon the Grantees herein and their successors, heirs and assigns: No trailer, basement, tent, shack, garage, barn or other outbuilding erected on the tract shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted.

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* Grantees, *their heirs and assigns, forever.*

*And* it does *do covenant with the said* Grantees, *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

*And* it does *do further covenant and bind* itself, its *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.*

*Witness* its *hand this* 11 *day of* July, *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.*

CONTINENTAL LAND GROUP, INC.

By: Tom Sherrill, President

OFFICIAL RECEIPT

STATE OF TENNESSEE
COUNTY OF DAVIDSON



*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....., Tennessee, this..... day of....., 19.....*

....., *Notary Public.*

*Commission Expires.....*

---

*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.....*

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

*Witness my hand and seal, at office in* Goodlettsville Tennessee

*this* 11 *day of* July *, 19* 83.

Carolyn F. Waddey
*Notary Public*

*Commission Expires* 4/21/85

CAROLYN F. WADDEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

## OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 6093 PAGE 129

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 25500.00- CO | |
| | | | 66.30 CO TX | |
| | | | .50 PRFEE | |
| | | | 9.00 WDEED | |
| | | | CHECK | 75.30- |
| | | | 1042A07/12/63 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5.9 7.1 0

IDENTIF. REFERENCE

JUL 12 1 42 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 962804