ADDRESS NEW OWNER AND
SEND TAX BILLS:
PHILLIP A. BRADSHAW
1473 N GALLATIN RD.
MADISON TN 37115

mail

This instrument prepared by:
CARL H. OLDHAM
Attorney at Law
Hendersonville, Tennessee

Map-Parcel
p/o 34-09-164
unimproved

WARRANTY DEED

6091 228
BOOK 6037 PAGE 228

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, WADE MOTOR COMPANY, A TENNESSEE CORPORATION, hereinafter called the GRANTOR, has this day bargained and sold and by these presents does transfer and convey unto PHILLIP A. BRADSHAW, hereinafter called the GRANTEE, his heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, and being a portion of Lot Number 1 on the Plan of Lot No. 2, Alta Loma Resubdivision, of the B. Ivan Matthews and Jane H. Matthews property, a plat of which is of record in Plat Book 5210, Page 155, Register's Office for Davidson County, Tennessee, and described according to a survey by Caldwell Engineering and Surveying, dated July 1, 1983, as follows:

Beginning at an iron pin at the northeast corner of the herein described property same being N 65 degrees 53' W 126.55 feet from the west right-of-way of U.S. Highway 31-E, thence S 19 degrees 56' W 144.73 feet to an iron pin in H.C. Pratts north line as of record in Deed Book 5438, Page 488, R.O.D.C., Tennessee, thence N 72 degrees 30' W 137.96 feet to an iron pin, thence N 0 degrees 42' W 59.12 feet to a point on an existing manhole, thence N 7 degrees 43' W 10.00 feet to an iron pin, thence N 0 degrees 15' W 107.91 feet to an iron pin, thence S 65 degrees 47' E 127.35 feet to an iron pin, thence S 65 degrees 53' E 73.76 feet to the point of beginning containing 0.60 acres ±.

Being part of the same property conveyed to Wade Motor Company by deed of record in Book 6053, Page 85, Register's Office for Davidson County, Tennessee, and by deed of correction of record in Book , Page , Register's Office for Davidson County, Tennessee.

Subject to sewer easements of record in Book 3370, Page 132, Register's Office for Davidson County, Tennessee. Grantor reserves the right of access to said sewer easement across the land conveyed. Said access is in width sufficient to install, repair and replace a sewer line.

Said land lacks direct access to Gallatin Road. Grantee, as the owner of adjacent land with direct access to Gallatin Road will provide access to said property across his land.

1983 taxes have been prorated and shall be paid by Grantor.

Subject to all restrictions and easements of record.

CARL H. OLDHAM
ATTORNEY AT LAW
108 SAUNDERS FERRY ROAD
HENDERSONVILLE, TENNESSEE
37075
615-824-0989

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to the GRANTEE, his heirs, successors and assigns, forever.

AND THE GRANTOR covenants with the GRANTEE that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

THE GRANTOR further covenants and binds itself, its successors, and representatives to warrant and defend the title to the said land to the GRANTEE his heirs, successors, and assigns against the lawful claims of all persons whomsoever.

Part of the consideration of this conveyance is secured by a deed of trust recorded simultaneously herewith.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hand on this the 14 day of July, 1983.

WADE MOTOR COMPANY

By: John A Wade Pres
JOHN WADE, PRESIDENT

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public, of the State and County aforesaid, personally appeared JOHN WADE, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of the WADE MOTOR COMPANY, the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal at office in Hendersonville, Tennessee, this the 14 day of July, 1983.

Paulette L. Oldham
NOTARY PUBLIC

My Commission Expires:
1-21-87

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $ 33.000.

Phillip A Bradham
AFFIANT

Subscribed and sworn to before me, this the 14 day of July, 1983.

Paulette L. Oldham
NOTARY PUBLIC

My Commission Expires:
1-21-87

CARL H. OLDHAM
ATTORNEY AT LAW
108 SAUNDERS FERRY ROAD
HENDERSONVILLE, TENNESSEE
37075
615-824-0539

IDENTIF. REFERENCE
JUL 19 10 05 AM '83
FELIX Z. [illegible]
DAVIDSON COUNTY, TN

H G I 2 3

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6097 PAGE 230

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
			33000.00- CO	
			85.80 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	92.30-
2862A	07/19/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6: 1: 2 3 4

IDENTIF. REFERENCE

JUL 19 10 05 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 964567