nstrument Prepared By:
B. HERBERT
Kelley, Herbert & Crawford
oor, L & C Tower
e, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM 5242

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
182-84	Wayne F. Melton 74 Benzing Road Antioch, TN. 37014	New Owner 74 Benzing Road Antioch, TN. 37013
FIELD BOOK NUMBER(S) 5D-30910	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. PROPERTY IS ☐ IMPROVED ☒ UNIMPROVED

09/09 08:30 CHECK

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

BOOK 6133 PAGE 572

FAY R. CORNWELL and wife, ZELMA JEAN CORNWELL

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto WAYNE F. MELTON and wife, KAY H. MELTON

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being in the 31st Councilmanic District of said County, described according to a survey made by James L. Murphy, Jr., & Company, dated March 29, 1971, more particularly described as follows: BEGINNING at a point in the northerly margin of Old Hickory Boulevard, said point of beginning being 2324.0 feet more or less in an easterly direction from Whittemoore Lane; thence north 3 degrees 49 minutes 47 seconds east a distance of 669.98 feet; thence south 88 degrees 51 minutes 02 seconds east a distance of 190.32 feet to a point; thence south 3 degrees 00 minutes west a distance of 670.5 feet to a point in the northerly margin of Old Hickory Boulevard; thence along the northerly margin of Old Hickory Boulevard, north 88 degrees 35 minutes 26 seconds west a distance of 200 feet to the point of beginning, containing 3.0 acres, more or less.

Being the same property conveyed to Fay R. Cornwell and wife, Zelma Jean Cornwell, by deed from Lonnie E. Maze, Jr., as of record in Book 5192, page 728, as re-recorded in Book 5828, page 907.

This conveyance is made subject to restrictions contained in the deed of record in Book 5192, page 728, as re-recorded in Book 5828, page 907.

Dyeanne S. Maze, wife of Lonnie E. Maze, Jr., the grantor in the deed of record in Book 5192, page 728, as re-recorded in Book 5828, page 907, joins in this instrument for the purposes of conveying any and all right, title and interest she may have in and to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he 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., Except 1983 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, 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.

Whenever 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 Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 1st day of September, 1983.

Fay R. Cornwell
Fay R. Cornwell

Zelma Jean Cornwell
Zelma Jean Cornwell

Dyeanne S. Maze
Dyeanne S. Maze

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6133 PAGE 573

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Fay R. Cornwell and wife, Zelma Jean Cornwell

the bargainor(s), 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, the 1st day of September, 1983.

My commission expires: October 19, 1986

E. Wayne Cornwell
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Dyeanne S. Maze

the bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 1st day of September, 19 83.

My commission expires: October 19, 1986

E. Wayne Cornwell
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 20,000.00 — Wayne F. Melton (Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF September 19 83

MY COMMISSION EXPIRES: 4-20-86 (AFFIX SEAL) Mary Ann Kelley Notary Public

WARRANTY DEED

FROM

FAY R. CORNWELL AND WIFE

TO

WAYNE F. MELTON AND WIFE

H 7.2620

IDENTIF. REFERENCE

SEP 9 12 25 PM '83

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

Please Return to: Box 36
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ___, 19___.

_____

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6133 PAGE 574

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

20000.00- CO
52.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 58.50-

624A09/09/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. REFERENCE

SEP 9 12 25 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

H 7 2 6 2 0

No. 977573