pde 6

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eugene C.Haston d/b/a Lakeside Machine	SAME (NAME)	Map 33 Parcel 115
P.O.Box 513 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	BOOK 6155 PAGE 699
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, Robert H. Sowell and wife, Anne C. Sowell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eugene C. Haston d/b/a Lakeside Machine

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:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HERE IN).

The property described in Exhibit A is conveyed subject to the Plan of record in Book 4350, page 10, Register's Office for Davidson County, Tennessee.

H 7.9559

IDENTIF. REFERENCE

Oct 12 11 20 AM '83

FELIX Z. WILSON III REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 1234 South Dickerson Rd., Goodlettsville, Tenn.37072
(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 successors, assigns 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 hand this 11th day of October, 1983.

Robert H. Sowell — Anne C. Sowell

10/12 490.50 CHECK

4438

STATE OF ~~TENNESSEE~~)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert H. Sowell and wife, Anne C. Sowell, the bargainor S with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

BOOK 6155 PAGE 700

Witness my hand and official seal at Nashville, Tennessee this 11 day of October, 1983.

Commission Expires: 7/2/85

Carol R. Rivers
Notary Public

CAROL R. RIVERS NOTARY PUBLIC AT LARGE TENN.

STATE OF _____)

COUNTY OF _____)

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 ___ day of _____, 19__.

My Commission Expires: _____

_____
Notary Public

WARRANTY DEED

FROM
Robert H. Sowell and wife,
Anne C. Sowell

TO
Eugene C. Haston d/b/a
Lakeside Machine

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 185,000.00

Eugene C. Haston

Subscribed and sworn to before me this 11 day of October, 1983.

My Commission Expires: 7/2/85

Carol R. Rivers
Notary Public

CAROL R. RIVERS NOTARY PUBLIC AT LARGE TENN.

EXHIBIT A

Land in Davidson County, Tennessee, being more particularly described as follows:

TRACT NO. I:

A tract of land in the 11th Civil District of Davidson County, Tennessee, being part of Lot No. 5 on the Plan of Eppy Cunningham Lands, as of record in Book 58, page 56, and on Tennessee Hwy. U.S. 41, described according to a survey by J. R. Scott, Surveyor, June 13, 1955, as to Tract No. 1 as follows:

Beginning at a post in the south right of way line of the Dickerson Pike or Tennessee Highway U.S. 41, said beginning being 737.4 feet from the center of the Campbell Road; thence with said Pike, north 58° east 111.5 feet to the center of a 30 foot drive, 15 feet of which belongs to Tract No. 3; thence south 20-1/2° east 207 feet to a stake; thence south 70° west 183.5 feet to a stake corner to Tract No. 3, sold to J. S. Pittard; thence north 3° east 200 feet to the beginning, containing .65 acre, more or less.

TRACT NO. I being the same property conveyed to Horace C. Pratt, Robert H. Sowell and Joe F. Brown by deed from W. C. Allen and Donald Guinn, of record in Book 4659, page 730, Register's Office for Davidson County, Tennessee; being the same property conveyed to Robert H. Sowell and Joe F. Brown by deed from Horace C. Pratt, Robert H. Sowell and Joe F. Brown, of record in Book 5103, page 54, said Register's Office; and being the same property conveyed to Robert H. Sowell by deed from Joe F. Brown and Robert H. Sowell of record in Book 5283, page 822, said Register's Office.

TRACT NO. II:

Being the easterly 75 feet of Lot No. 1 on the Plan of J. O. Covington Resubdivision, of record in Plat Book 4350, page 10, Register's Office for said County, and described as follows:

Beginning at a point on the southerly margin of Dickerson Road, the same being the northeast corner of the resubdivision of J. O. Covington, a plat of record in Book 4350, page 10, Register's Office for said County; thence leaving Dickerson Road, along Sowell's west line, South 2° 00' W 200 feet to a point; thence South 58° 50' W 75 feet to a point; thence North 2° 00' E 200 feet to a point in the south margin of Dickerson Road; thence with the margin of same North 58° 34' E 75 feet to the point of beginning.

TRACT NO. II being the same property conveyed to Robert H. Sowell by deed from William Penkava and Hubert Baker, of record in Book 5369, page 361, said Register's Office.

TRACT NO. III:

Beginning at an iron pin on the south margin of Dickerson Pike, same being the northeast corner of this tract and the northwest corner of the Sowell property, 640 feet, more or less, from the intersection of Campbell Road; thence leaving the point of beginning, S 7° 28' W 199.45 feet to an iron pin in an old fence line; thence with old fence line, S 62° W 00' 79.00 feet to an iron pin in a fence line; thence leaving fence line, N 2° 15' E 188.0 feet to an iron pin in the south margin of Dickerson Pike; thence with the south margin of Dickerson Pike, N 62° 0' E 100 feet to an iron pin at the point of beginning, containing 14,535 square feet, more or less, according to a survey by Donald R. Carver, dated March 11, 1981, and also being part of Lot 1 on the Resubdivision of the J. O. Covington Property of record in Book 4350, page 10, said Register's Office.

TRACT NO. III being the same property conveyed to Robert H. Sowell, by deed from William Penkava, a 2/3 undivided interest and Hubert L. Baker, a 1/3 undivided interest, of record in Book 5731, page 255, said Register's Office.

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

RECEIVED OF _____

FOR _____

BOOK 6155 PAGE 702

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

185000.00- CAMT.
481.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 490.50-
4438A10/12/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7.9 5 5.9

IDENTIF. REFERENCE

Oct 12 11 20 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 985510