Box 31

FROM:

BEVERLY W. LANDSTREET III AND WIFE,
NANCY A. LANDSTREET

TO:

DAVID M. WILDS AND WIFE,
HOLLY A. WILDS

For draftsman's use

PREPARED BY:
JAMES L. BECKNER
CHAMBERS WYCKOFF & BECKNER
First American Center, 12th Floor
Nashville, Tennessee 37238

BOOK 6161 PAGE 393

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David M. Wilds et ux. (NAME)	New Owner (NAME)	Map 130-10
4417 Tyne Boulevard (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 109
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	BM-09255

(FOR REGISTER'S USE)

H 8 1 5 4 4

IDENTIF. REFERENCE

Oct 21 2 10 PM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$415,000.00*** Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF October 19 83

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED FIFTEEN THOUSAND AND NO/100 DOLLARS ($415,000.00), cash in hand paid by the Grantees hereinafter named, the receipt and sufficiency of which is hereby acknowledged, BEVERLY W. LANDSTREET III AND WIFE, NANCY A. LANDSTREET (the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto DAVID M. WILDS AND WIFE, HOLLY A. WILDS, their heirs and assigns (the "GRANTEES"), a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> LAND in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being part of Block "D" on the Map of Belle Meade Subdivision No. 2, as of record in Book 421, page 51, Register's Office for said County, and being Lot No. 8 on an unregistered plan of said property made by W. B. Southgate, Surveyor, May, 1924, and described as follows:
>
> BEGINNING in the center of Tyne Boulevard at a point 1550 feet east of the easterly margin of Belle Meade Boulevard, being the northeast corner of Lot No. 7 on said plan; thence with the line between Lots Nos. 7 and 8, southwardly 400 feet to the center of Richland Creek; thence with the center of Richland Creek, eastwardly to the southwest corner of Lot No. 9 on said plan; thence with the line between Lots Nos. 8 and 9, northwardly 350 feet to the center of Tyne Boulevard, being the northwest corner of said Lot No. 9; thence with the center of Tyne Boulevard, westwardly 200 feet to the beginning.
>
> BEING the same property conveyed to Beverly W. Landstreet III and wife, Nancy A. Landstreet, by deed from Wesley H.

10/21 1098.50 CHECK

6874

Dyer and wife, Margaret W. Dyer, of record in Book 2693, page 517, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

AND GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except as follows:

1. Real property taxes for the year 1983, which have been prorated and assumed by Grantees.

2. Easement for sanitary sewers and/or storm drainage granted to Metroplitan Government of Nashville and Davidson County, Tennessee, of record in Book 5429, page 683, Register's Office for Davidson County, Tennessee.

3. Easement for the flow of Richland Creek.

4. Title to that portion of the premises embraced within the bounds of any streets, roads or highways.

AND GRANTORS do further covenant and bind themselves, their heirs and assigns, 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.

IN WITNESS WHEREOF, GRANTORS have executed this instrument on this 21st day of October, 1983.

Beverly W. Landstreet

BEVERLY W. LANDSTREET III

Nancy A. Landstreet

NANCY A. LANDSTREET

OFFICIAL RECEIPT

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, BEVERLY W. LANDSTREET III AND WIFE, NANCY A. LANDSTREET, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 21st day of October, 1983.

NOTARY PUBLIC

My Commission Expires:
10/20/85

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

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
			415000.00- CAMT.	
			1079.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 1088.50-	
6874A	10/21/83		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 8 1:5 4 4

IDENTIF. REFERENCE

OCT 21 2 10 PM 1983

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 987880