12-79

THIS INSTRUMENT PREPARED BY:
Dale L. Stegall, Esquire
HARWELL BARR MARTIN & STEGALL
A Professional Corporation
172 Second Avenue North
Nashville, Tennessee 37201

BOOK 6191 PAGE 565

SPECIAL WARRANTY DEED

Address New Owner	Send Tax Bills To:	Map/Parcel Nos.
Clayton W. Proctor 4130 Gray's Point Road Joelton, Tennessee 37080	Same	Map 29 Par. 318

W I T N E S S E T H:

WHEREAS, CLAYTON W. PROCTOR and wife, PATRICIA J. PROCTOR (the "Grantees"), the owners of Lot No. 8 on the Plan of Bernard Hills,and CHARLES R. JACKSON, and the ESTATE OF CARLTON AVERITT by its Co-Executors, ELIZABETH B. AVERITT and THOMAS N. BATEMAN (the "Grantors"), the owners of Lot No. 9 on the Plan of Bernard Hills have agreed to a re-subdivision of Lot Nos. 8 and 9 as shown on the Re-Subdivision Plan of Bernard Hills which re-subdivision appears of record in Plat Book 5200 Page 598, Register's Office for Davidson County, Tennessee ("Re-Subdivision Plat"); and

WHEREAS, pursuant to said Re-Subdivision Plat, Lot 8 on the Plan of Bernard Hills was enlarged by the addition of a 30 foot strip on the easterly side of said Lot 8, which 30 foot strip of land was previously the westerly part of Lot 9 on the Plan of Bernard Hills; and

WHEREAS, the Re-Subdivision Plat has been approved by the Metropolitan Planning Commission of Nashville and Davidson County, Tennessee; and

WHEREAS, the parties hereto are desirous of confirming the ownership of Lot 8 as re-subdivided in the name of the Grantees; and

WHEREAS, the Grantees have agreed to pay to the Grantors the sum of TWO THOUSAND THREE HUNDRED EIGHTY DOLLARS and 00/100 ($2,380.00) in exchange for the re-subdivision of said Lots 8 and 9 on the Plan of Bernard Hills.

NOW, THEREFORE, for good and valuable consideration as heretofore stated, the Grantors have this day bargained and sold and do hereby transfer, convey and quitclaim unto the said Grantees any and all right, title and interest the said Grantors may have in and to the following tract or parcel of land located in Davidson County, Tennessee as follows:

A tract of land located in the 14th Civil District of Davidson County, Tennessee. Being part of Lot No. 9 as shown on the previously recorded Plan of Bernard Hills, as of record in Book 5200, page 387, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin set in the north right-of-way of Gray's Point Road, being the southwest corner of said Lot No. 9, and proceeding as follows; leaving said right-of-way, and with the original line between Lots 8 and 9, as shown on said Plan, north 00 degrees, 52 minutes east, a distance of 1,380.14 feet to an iron pin set in the south line of Lot 2, as shown on said Plan; thence, with the line of said Lot 2, due east (magnetic) a distance of 30.00 feet to an iron pin; thence, leaving said line of Lot 2, and severing said Lot 9, south 00 degrees, 52 minutes west, a distance of 1,395.61 feet to an iron pin set in said right-of-way of Gray's Point Road; thence, with said right-of-way, north 66 degrees, 32 minutes, 42 seconds west, a distance of 33.56 feet to the beginning and containing 0.96 acres, more or less.

Being a portion of the same property conveyed to Charles R. Jackson and Carlton Averitt by deed of record in Book 5341, page 88, Register's Office for Davidson County, Tennessee.

This is unimproved property located on Gray's Point Road, Joelton, Tennessee.

TO HAVE AND TO HOLD said real estate with all appurtenance, estate, title and interest thereto belonging unto the said Grantors, their successors and assigns forever.

WITNESS our hands this the 8th day of November, 1983.

Charles R. Jackson
CHARLES R. JACKSON

ESTATE OF CARLTON AVERITT
By its Co-Executors:

Elizabeth B. Averitt
ELIZABETH B. AVERITT

THOMAS N. BATEMAN

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me Juanita H. Jackson, a Notary Public of said county, CHARLES R. JACKSON, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 8th day of Nov., 1983.

Juanita H. Jackson
NOTARY PUBLIC

My Commission Expires:

10-12-87

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me Juanita H. Jackson, a Notary Public of said county, ELIZABETH B. AVERITT and THOMAS N. BATEMAN, Co-Executors of the Estate of Carlton Averitt, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they, as Co-Executors being authorized to do so, executed the within instrument for the purposes therein contained.

Witness my hand at office this 8th day of Nov., 1983.

Juanita H. Jackson
NOTARY PUBLIC

My Commission Expires:

10-12-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is the sum of $2,380.00.

Clayton W. Proctor
AFFIANT

Subscribed and sworn to before me this the 7th day of DECEMBER, 1983.

NOTARY PUBLIC

My Commission Expires:

[illegible]

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

RECEIVED OF _____

FOR _____

BOOK 6191 PAGE 567

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

2380.00- CAMT.
6.24 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 12.74-
8552A12/09/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91272

IDENTIF. REFERENCE

DEC 9 2 11 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 999192