OFFICIAL RECORD

THIS INSTRUMENT PREPARED BY: BUCHANAN & EDWARDS, Attorneys at Law
271 West Main Street, Hendersonville, TN 37075

WARRANTY DEED

BOOK 6226 PAGE 945

NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
MARION G. DOYLE 607 W. Due West Ave Madison, Tn	SAME	Map 51 Parcels 13 & 14

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, WILLIAM J. CARD and wife, AILENE V. CARD, hereinafter referred to as Grantors, have this day bargained and sold, and do hereby transfer and convey unto the said MARION G. DOYLE, a single male, hereinafter referred to as Grantee, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT NO. 1:

LAND in the 11th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the north margin of Due West Avenue at the southwest corner of the Broaddus Lands; thence along the west line of the same northerly 350 feet to a point; thence westerly parallel to the north margin of Due West Avenue 100 feet to the east line of the Sutherland Property; thence with the line of the same southerly 350 feet to the north margin of Due West Avenue; thence with the margin of the same easterly 100 feet to the point of beginning.

BEING the same property conveyed to William J. Card and wife, Ailene V. Card, by deed from Mrs. George P. Howell and Juanita B. Howell, Executrix of the Estate of William H. Howell, of record in Book 6226, page 942, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 624 West Due West Avenue, Madison, TN

TRACT NO. 2:

LAND in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by Gary R. Cummings, Surveyor, dated February 10, 1970, as follows:

BEGINNING at a point in the northerly margin of Due West Avenue, same being the most southerly southeasterly corner of the property conveyed to T. F. Coleman and wife by deed of record in Book 2453, page 522, Register's Office for said County; thence with said margin, North 82°12'30" West 73.4 feet to a point; thence North 7°47'30" East 10 feet to a point; thence North 82°12'30" West 107.1 feet to a point; thence North 5°53'30" East 27.9 feet to a point; thence North 29°23'30" East 714.1 feet to a point; thence South 5°45' West 342 feet to the beginning, containing 1.58 acre, more or less.

BEING the same property conveyed to William J. Card and wife, Ailene V. Card, by deed from T. F. Coleman and wife, Mary F. Coleman, of record in Book 4398, page 560, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 628 West Due West Avenue, Madison, TN

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, his successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEE, his successors, heirs and assigns, against the lawful claims of all persons.

OFFICIAL RECEIPT
FELIX Z. WILSON, II

BOOK 6226 PAGE 946

WITNESS our hands this 2nd day of February, 1984, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

WILLIAM J. CARD

AILENE V. CARD

CHECK 02/06-336-50-

STATE OF TENNESSEE)
COUNTY OF)

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

AFFIANT

Subscribed and sworn to before me, this 3rd day of February, 1984.

NOTARY PUBLIC
My Commission Expires: 4-21-85

FEB 6 11 12 AM '84
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN
REGISTER

FEE
IDENTIFICATION REFERENCE
10117

STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM J. CARD and wife, AILENE V. CARD,, the within named bargainors, 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 Madison, Tennessee, this 3rd day of February, 1984.

NOTARY PUBLIC

My Commission Expires: 4-21-85

WARRANTY DEED

FROM:
WILLIAM J. CARD, ET UX,
AILENE V. CARD

TO:
MARION G. DOYLE

LAW OFFICES OF
BUCHANAN & EDWARDS
271 West Main Street
P. O. Box 1045
Hendersonville, TN 37075
615/822-0431

THIS INSTRUMENT PREPARED
SUBJECT TO INFORMATION
PROVIDED BY THE PARTIES

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

RECEIVED OF _____

FOR _____

BOOK 6226 PAGE 947

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

150000.00- CAMT.
390.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 396.50-
1253A02/06/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 1 7 1 7

IDENTIF. REFERENCE

FEB 6 11 21 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 11525