WARRANTY DEED

This Instrument Prepared by:
Robert L. Callis
Attorney at Law
P.O. Box 726
Mt. Juliet, TN 37122-0726
(615) 758-5832

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ADDRESS OF NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP—PARCEL NUMBERS
Charles R. Custer (NAME)	Charles R. Custer (NAME)	Map-53 - 12
Route 4, Lakewood Drive (STREET ADDRESS OR ROUTE NUMBER)	Route 4 Lakewood Dr. (STREET ADDRESS)	Group-
Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	Parcel- 91
		LW-00480

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, JEWEL C. JONES and husband, BEECHER JONES,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES R. CUSTER and wife, ARLENE H. CUSTER, as tenants by the entireties,

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:

Being Lots Nos. 8, 9, 10, and 11 of Block 5 on the Plan of Dabbs and Elliott's Subdivision, as of record in Book 547, Page 97, Register's Office for said County.

Said Lots Nos. 8, 9, 10, and 11 front together 100 feet on the northerly side of Old Hickory Boulevard, formerly Concrete Drive, and extend back between parallel lines 120 feet to an alley.

INCLUDED but EXCLUDED is the following Tract taken by the State of Tennessee by Order of Condemnation and Appropriation, of record in Minute Book 31C, Page 2148, Chancery Court for Davidson County, Tennessee.

Being a part of Lots 8 through 11, Block 5 on the Plan of Dabbs and Elliott's Subdivision No. 1, of record in Book 547, Page 97, Register's Office for said County, described as follows: Beginning at the point of intersection of the northeast margin of Old Hickory Boulevard and the southeast boundary of the Ruth F. Gardenhire property; thence along the said southwest boundary N 44° 15' E, 5 feet, more or less, to a point; thence S 45° 45' E, 100 feet, more or less, to a point; thence S 44° 15' W, 5 feet, more or less, to a point in the said northeast margin; thence along the northeast margin N 45° 45' W, 100 feet, more or less, to the point of beginning.

Being the same property conveyed to Jewel C. Jones by deed of record in Book 5232, Page 294, Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2809 Old Hickory Blvd., Old Hickory, TN 37138

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.

POSSESSION TO BE GIVEN Date of Deed

EXECUTED ON THIS THE 9th DAY OF March, 19 84.

Jewel C. Jones
JEWEL C. JONES

Beecher Jones
BEECHER JONES

STATE OF TENNESSEE, WILSON COUNTY

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Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, _____

Jewel C. Jones and husband, Beecher Jones

the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Mt. Juliet, Tennessee, this 9th day of March, 19 84.

Commission Expires: 6-12-85

Marilyn Sheridan
Notary Public

STATE OF TENNESSEE, WILSON COUNTY

Before me, the undersigned authority of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____ self to be _____ of _____, the within name bargainor, a corporation, and that _____ as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

WITNESS my hand and seal, at office at in _____, Tennessee, this _____ day of _____, 19_____.

My Commission Expires: _____

_____
Notary Public

WARRANTY DEED

FROM
JEWEL C. JONES and husband,
BEECHER JONES

TO
CHARLES R. CUSTER and wife,
ARLENE H. CUSTER

106118 RUSH

IDENTIFICATION REFERENCE

MAR 12 11 14 AM '84

FELIX ... REGISTER
DAVIDSON COUNTY, TN

Robert L. Callis
Attorney at Law
P.O. Box 726
Mt. Juliet, TN 37122-0726

STATE OF TENNESSEE
COUNTY OF WILSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 62,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Charles R. Custer
Affiant

Subscribed and sworn to before me this the 9th day of March, 19 84

Marilyn Sheridan
Notary Public

My Commission Expires: 6-12-85

CHEC... 9304

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

62500.00- CAMT.
162.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 169.00-
930403/12/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T0811 8 -

IDENTIF. REFERENCE

MAR 12 11 19 AM '84

FELIX Z. WILSON, II REGISTER DAVIDSON COUNTY, TN

No. 19333