304 35

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

SELDON C. COLLINS

TO

J. D. RICH, INC., an Indiana corporation

For draftsman's use

THIS INSTRUMENT PREPARED BY:

William H. Lassiter, Jr.
24th Floor, L & C Tower
Nashville, TN 37219

BOOK 6264 PAGE 308

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. D. RICH, INC. (NAME)	SAME (NAME)	119-9
523 Thompson Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	216
Nashville, Tn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	6DA-35418

(FOR REGISTER'S USE)

I 13439

IDENTIF. REFERENCE

APR 4 1 39 PM '84

FELIX A. HOWARD, REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 460,000.00 Seldon C. Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF March, 19 84

Eleanor K. Lee
Notary Public

MY COMMISSION EXPIRES: Oct. 21, 1987
(AFFIX SEAL)

For and in Consideration of the sum of Ten and No/100 ($10.00) ---------- DOLLARS

cash in paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

SELDON C. COLLINS

have bargained and sold, and by these presents do transfer and convey unto the said J. D. RICH, INC., an Indiana corporation, its successors, heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in the 6th, formerly the 9th Civil District of Davidson County, Tennessee, a short distance west of the Nolensville Pike on the south side of the Thompson Road, being part of the W. H. Hagan lands, a plan of which is of record in Minute Book K, page 112, County Court for said County, described as follows:

5986 04/04 1205.50- CHECK

Form No. WD3a

BEGINNING at a stone 60 feet west of a rock wall, which runs north and south, in the south margin of said Thompson Lane, running thence east with said lane, 210 feet; thence south parallel with said rock wall 250 feet; thence west parallel with said Thompson Lane 210 feet; thence north parallel to said rock wall 250 feet to the beginning.

BEING the same property conveyed to Seldon C. Collins by deed from Copeland S. Baker and wife, Elizabeth T. Baker of record in Book 4570, page 623, Register's Office for Davidson County, Tennessee.

INCLUDED IN, BUT EXCLUDED FROM, the above tract of land is a portion of property conveyed to the State of Tennessee as follows: BOOK 6244 PAGE 309

BEGINNING at the point of intersection of the east margin of Robert E. Walker, et ux and the south margin of Thompson Lane; thence with the said south margin with a slight curve right and eastwardly 211 feet, more or less to a point; thence with the west boundary of Herndon & Merry, Inc. south 6 degrees 19 minutes 41 seconds west 3.5 feet, more or less to a point; thence with the proposed right of way north 84 degrees 49 minutes 42 seconds west 210.0 feet to a point; thence with the said east boundary north 6 degrees 19 minutes 41 seconds east 1.5 feet, more or less to the point of beginning and containing 557 square feet and being part of the property conveyed by Copeland S. Baker and wife to Seldon C. Collins of record in Book 4570, page 623, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to the State of Tennessee by deed from Seldon C. Collins of record in Book 6249, page 244, Register's Office for Davidson County, Tennessee.

This property is being sold in "as is" condition.

Hilda C. Collins, wife of Seldon C. Collins, joins in this conveyance for the purpose of conveying any marital rights she may have in the herein described property.

This is unimproved ( ) improved (X) property, known as 523 Thompson Lane, Nashville, Tennessee 37211
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. D. RICH, INC., an Indiana corporation, its successors, heirs and assigns, forever.

And I do covenant with the said J. D. RICH, INC., an Indiana corporation, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, SELDON C. COLLINS, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said J. D. RICH, INC., an Indiana corporation, its successors, heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 26 th day of March, 1984, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Seldon C Collins
SELDON C. COLLINS

Hilda C. Collins
HILDA C. COLLINS

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

BOOK 6264 PAGE 310

Personally appeared before me, Elizabeth F. Leach a Notary Public in and for said County and State, the within named SELDON C. COLLINS and wife, HILDA C. COLLINS

the bargainor S, 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 Nashville, Tennessee, this 26 day of March, 19 84

Elizabeth F. Leach Notary Public

Commission Expires Oct 21, 1984

STATE OF
County of

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

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

Witness my hand and official seal at ....., this ..... day of ....., 19.....

....., Notary Public

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared .....,

with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be .....

..... of the .....,

the within named bargainor, a corporation, and that ..... he 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 in .....,

this ..... day of ....., 19.....

....., Notary Public.

Commission expires .....

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

BOOK 6264 PAGE 311

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

460000.00- CAMT.
1196.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 1205.50-
5986A04/04/64 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T 134399

IDENTIF. REFERENCE

APR 4 1 39 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 25823