PREPARED BY:
Hunter Short, Attorney
323 Union Street
Nashville, TN 37201
615/255-7496
Tax 21

WARRANTY DEED

BOOK 6272 PAGE 486

NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Terry Mays & J. A. Morgan, d/b/a M&M Development Co. Box 1147 Columbia, Tn 38401	Same	Map 70-13 Parcels 119 & 120

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Robert E. Alessio and wife, Mary Ann Alessio, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto Terry Mays and J. A. Morgan, d/b/a M&M Development Co., hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Beginning at a point on the property line of the E. B. Smith property, approximately 136' southwest of the Bordeaux Avenue right-of-way, also being the northeast corner of the M. C. Woodfin et ux property; thence N 59° 45' West, 165.09' to a point on the southeast South Hamilton Road right-of-way; thence along said right-of-way N 32° 05' East, 20.08' to a point; thence along said right-of-way with a curve to the right with a length of 102.20', a delta of 63° 22' 47" and a radius of 92.39' to a point on the southwest Bordeaux Avenue right-of-way; thence South 32° 05' West, 33.52' to a point; thence South 58° 00' East, 111.00' to a point on the border of the E. B. Smith property; thence S 32° 05' West, 58.5' to the point of beginning and containing 0.29 acres, more or less.
>
> Being part of the same property conveyed to Robert E. Alessio by deeds from A. G. Alessio and wife, Gladys Alessio, of record in Book 3786, page 674, and Book 2701, page 53, Register's Office for Davidson County, Tennessee; said description does not include properties acquired or to be acquired by the State of Tennessee under Tennessee Department of Transportation Project 190, 35-3216-04, Sheet 6.
>
> This is unimproved property on Hamilton Road, Nashville, TN.

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 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.

WITNESS our hands this 17th day of April, 1984.

Robert E. Alessio

Mary Ann Alessio

IDENTIF. REFERENCE

APR 18 9 56 AM '84

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

11694

04/18 152.50- CHECK

9243

STATE OF TENNESSEE

BOOK 6272 PAGE 437

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert E. Alessio and wife, Mary Ann Alessio, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of April, 1984.

Gail H. Moore
Notary Public

My Commission expires: 8-8-87

GAIL H. MOORE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

Terry Mays
Affiant

Sworn to and subscribed before me this 17th day of April, 1984.

Gail H. Moore
Notary Public

My Commission expires: 8-8-87

GAIL H. MOORE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6272 PAGE 488

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	COTX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MOTX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

60000.00- CAMT.
156.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 162.50-
9243A04/18/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I I 6 0 9 4.

IDENTIFICATION REFERENCE

APR 18 9 56 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 28972