FROM:
CLARENCE D. WITT AND WIFE,
EVA JANE WITT

TO:
CALVIN L. TATE

For draftsman's use

PREPARED BY:
CHAMBERS, WYCKOFF & BECKNER
First American Center, 12th Floor
Nashville, Tennessee 37238

BOOK 6303 PAGE 20

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Calvin L. Tate (NAME)	New Owner (NAME)	61-11-122
P.O. Box 4737 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	61-11-123
Nash. TN. 37216 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

125487

IDENTIFICATION REFERENCE

MAY 31 10 23 AM '84

REGISTER
DAVIDSON COUNTY, TN

MAIL ENV.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$157,000.00*** Calvin L. Tate
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May 1984.

Notary Public

MY COMMISSION EXPIRES: 12/20/85

(AFFIX SEAL)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTY-SEVEN THOUSAND AND NO/100 DOLLARS ($157,000.00), cash in hand paid by the Grantee hereinafter named, the receipt and sufficiency of which is hereby acknowledged, CLARENCE D. WITT AND WIFE, EVA JANE WITT (the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto CALVIN L. TATE, his heirs and assigns (the "GRANTEE"), a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 8 and the easterly 40 feet of the northerly part of Lot No. 9 on the Plan of I. C. McMahan's Subdivision of the Maplewood Lands, as of record in Book 547, page 78, Register's Office for said County, described according to a survey by R. L. Montoya Land Surveying dated February 29, 1984, as follows:

BEGINNING at the southwest corner of McMahan Avenue and Gallatin Pike; thence with the westerly margin of Gallatin Pike, South 1° 00' 00" West 164.50 feet to an iron pin; thence leaving said Pike, North 83° 14' 14" West 218.19 feet to an iron pin; thence, North 82° 46' 32" West 70.57 feet to an iron pin; thence, North 0° 10' 17" West 134.98 feet to an iron pin in the southerly margin of McMahan Avenue; thence with the southerly margin of McMahan Avenue, South 89° 00' 00" East 290.00 feet to the point of beginning; containing 43,257 square feet, or 0.993 acre, more or less.

BEING the same property conveyed to Clarence D. Witt and wife, Eva Jane Witt, by deed from Samuel H. Curtis and wife, Ella D. Curtis, of record in Book 4838, page 568,

05/31 [illegible] CHECK

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and by deed of correction of record in Book 4841, page 428, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

AND GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except as follows:

1. Real property taxes for the year 1984, which have been prorated and assumed by Grantee.

2. Easement for sanitary sewers and/or storm drainage of record in Book 4767, page 282, Register's Office for Davidson County, Tennessee.

3. Agreement and restriction of record in Book 1542, pages 307 and 318, Register's Office for Davidson County, Tennessee.

AND GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTORS have executed this instrument on this 31st day of May, 1984.

CLARENCE D. WITT

EVA JANE WITT

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, CLARENCE D. WITT AND WIFE, EVA JANE WITT, 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 30th day of May, 1984.

NOTARY PUBLIC

My Commission Expires:
10/20/85

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6303 PAGE 23

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

157000.00- CONST.
408.20 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 417.70-
068705/31/84 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

125487

IDENTIF. REFERENCE

Mar 31 10 23 AM '84

REGISTER
DAVIDSON COUNTY, TN

No. 0040094