FORM NO. WS-1

BOOK 6309 PAGE 752

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June 1984.

Notary Public

MY COMMISSION EXPIRES: 11-6-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PERCY WILKINS, JR., ATTORNEY AT LAW
2210 Crestmoor Road · Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M. A. BORCHERT (NAME)	Same (NAME)	12DZ-800
P. O. Box 547 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	60-8-21
Brentwood, Tennessee 37027 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE LEO SANTORO AND WIFE, JOAN M. SANTORO,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO M. A. BORCHERT

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:

LAND in Davidson County, Tennessee, being Reserved Parcel A (Lot 1) of E A Lindsley Re-subdivision of record in Book 5210, page 131, Register's Office for Davidson County, Tennessee, and as described according to Boundary Survey of George Anton, Tennessee Registered Surveyor #557, dated May 31, 1984, as follows:

BEGINNING at an iron pin in the easterly right of way of Dickerson Pike to the common front corner with Marvin Hopper Enterprises (as per Deed in Book 5313, page 607); thence, with the easterly right of way of Dickerson Pike, on a curve having a radius of 5,200 feet a distance of 97.79 feet to an iron pin; thence, continuing with said right of way S 13°46'53" W 33.77 feet to an iron pin; thence, continuing with said right of way S 17°27'30" W 116.32 feet to an iron pin to the northwesterly corner of Ryder Truck Rental (as per Deed in Book 5421, page 594); thence, with Ryder Truck Rental's northerly boundary S 78°50'58" E 250 feet to an iron pin in a corner with Ryder Truck Rental; thence, with the boundary of Ryder Truck Rental N 15°41'2" E 249.58 feet to an iron pin in the boundary of Marvin Hopper Enterprises; thence, with Marvin Hopper Enterprises' southerly boundary N 79°16'35" W 250 feet to the point of beginning, containing 1.4125 acres.

BEING the same property conveyed to Leo Santoro by deed from Helen Ruth Johnson and Rebecca Jean Bethea of record in Book 6135, page 606, Register's Office for Davidson County, Tennessee.

THE property herein conveyed is subject to ~~restrictive covenants of record in Book 83 page 84 said Register's Office and~~ the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Helen Ruth Johnson and Rebecca Jean Bethea and Caudill Properties, Inc. of record in Book 6135, page 609, said Register's Office, and also that the escrow account, if any, in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.*

This is unimproved ( ) improved ( ) property, known as _____ (House Number) Dickerson Pike (Street) _____ (P. O. Address) Nashville, Tennessee (City or Town) _____ (Postal Zip)

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 my hand this 1st day of June, 1984.

Leo Santoro Joan M. Santoro

LEO SANTORO

06/15 595.30 CHECK

(2801)

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LEO SANTORO AND JOAN M. SANTORO,

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 1st day of June 19 84.

Commission expires 11-17-84

Notary Public

NOTARY PUBLIC AT LARGE TENNESSEE

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19 ____.

My commission expires _____

Notary Public

FEE $ 12.75
TAX $ 13.00
JUN 6 1 13 PM '84
IDENTIFICATION REFERENCE

RUSH

WARRANTY DEED

FROM
LEO SANTORO ET UX

TO
M. A. BORCHERT

PERCY WILKINS, JR.
ATTORNEY AT LAW
2210 CRESTMOOR ROAD
P.O. BOX 150157
NASHVILLE, TENNESSEE 37215-0157

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

160000.00-	CONVT.
480.00	CSTAX
.50	PRFEE
6.00	WDEED
CHECK	495.30-
06/06/84 CAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27279

TENNESSEE REFERENCE

JUN 6 1 13 PM '84

No. 0042166