BOOK 6346 PAGE 227

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Larry D. Riley, ET UX 1701 Williamson Rd Goodlettsville, Tn. 37072	SAME	Map 12 Parcel 55 10D-20910

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the GRANTEE herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, LENICE B. CHAPMAN, a widow, hereinafter referred to as the "GRANTOR" has this day bargained and sold, and does hereby transfer unto the said LARRY D. RILEY and wife, MARY E. RILEY, hereinafter referred to as the "GRANTEES", their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows, to-wit:

TRACT 1:
Land in the 10th Civil District of Davidson County, Tennessee, being shown as Tract 3 on an unrecorded survey made by John M. Sullivan, Civil Engineer, dated April 29, 1965, and described according to said survey as follows:

BEGINNING at a point in the center of Williamson Road at its intersection with the westerly right-of-way of Dickerson Road (U.S. 41), thence with the center line of Williamson Road, S. 77° 40' W 158.3 feet to a point; thence South 0° 10' W 354.5 feet to a point; thence E 570 feet to the westerly margin of Dickerson Road (U.S. 41), thence with the westerly margin of Dickerson Road (U.S. 41), N. 46° 56' W 568.6 feet to the beginning, and containing 3.17 acres, more or less.

Being the same property conveyed to Thomas G. Chapman and wife, Lenice B. Chapman, by deed from Ronnie L. Filson and wife, Jerry Anne Filson, of record in Book 4619, page 199, Register's Office for said County, and Thomas G. Chapman having died, survived by his wife, Lenice B. Chapman, the said proeprty became vested in Lenice B. Chapman in fee simple.

INCLUDED in the above description, but EXCLUDED therefrom is that part of the property conveyed to State of Tennessee, by deed from Lenice B. Chapman, unmarried, of record in Book 6117, page 819, Register's Office, Davidson County, Tennessee, described as follows:

BEGINNING at the point of intersection of the south margin of Williamson Road and the southwest margin of State Route 11 (U.S. 41) Dickerson Road; thence with the said southwest margin (1) southeastwardly 475 feet more or less to a point; (2) southwestwardly 5 feet more or less to a point; (3) southeastwardly 77 feet more or less to a point; thence with the north boundary of Thomas J. Chapman North 87

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degrees 34 minutes West 31 feet more or less to a point; thence with the proposed right-of-way (1) with a curve left and being at all points 50 feet from the centerline northwestwardly 180 feet more or less to a point; (2) North 45 degrees 05 minutes 47 seconds West 367 feet more or less to a point; thence with the proposed right-of-way of Williamson Road (1) South 72 degrees 28 minutes 33 seconds West 122.38 feet to a point; (2) North 88 degrees 12 minutes 37 seconds 16.24 feet to a point; thence with the east boundary of Bobby L. West and wife, 16 feet more or less to a point; thence with the south margin of Williamson Road eastwardly 165 feet more or less to the point of beginning and containing 0.442 acres.

TRACT 2:
Land in the 10th Civil District of Davidson County, Tennessee, South of Dickerson Road (U.S. Highway 41) and East of Williamson Road, and more particularly described in accordance with a survey by Barge, Waggoner, Sumner & Cannon, dated October 27, 1972, as follows:

BEGINNING at a point in the westerly right-of-way of Dickerson Road (U.S. Highway 41) 892.9 feet southeast of the southerly margin of Williamson Road; thence North 86° 56' West 570.5 feet to a point; thence North 0° 10' East 188.7 feet to a point; thence due East 331.1 feet to a point in the westerly margin of said Dickerson Road; thence with the westerly margin of said Dickerson Road, South 46° 56' East 327.04 feet to the point of beginning.

Being the same property conveyed to Lenice B. Chapman, by deed from Thomas Jacob Chapman, unmarried, of record in Book 5852, page 149, Register's Office, Davidson County, Tennessee.

INCLUDED in the above described property but EXCLUDED therefrom is that portion of the premises conveyed to the State of Tennessee, by deed from Lenice B. Chapman, of record in Book 6117, page 817, Register's Office, Davidson County, Tennessee, described as follows:

BEGINNING at the point of intersection of the southwest margin of State Route 11, (U.S. 41); Dickerson Road and the north boundary of George B. Williamson; thence with the said north boundary North 83 degrees 11 minutes West 47 feet more or less to a point; thence with the proposed right-of-way with a 2814.79 foot radius curve left and northwestwardly 318 feet more or less to a point; thence with the south boundary of Thomas G. Thompson South 87 degrees 34 minutes East 31 feet more or less to a point; thence with the said southwest margin (1) southeastwardly 58 feet more or less to a point; (2) northeastwardly 10 feet, more or less to a point; (3) southeastwardly 273 feet more or less to the point of beginning and containing 0.230 acres.

THIS CONVEYANCE is made subject to a temporary construction easement granted to State of Tennessee in the Warranty Deed from Lenice B. Chapman, unmarried to the State of Tennessee of record in Book 6117, page 817, and in Book 6117, page 819, Register's Office, Davidson County, Tennessee, to which deed reference is hereby made for a more complete and accurate description of the metes and bounds of said construction easement.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, their heirs and assigns forever, the GRANTOR, covenants

that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for 1984 State and County taxes, prorated and assumed in full by the Grantees, and that which appears of record.

The GRANTOR, further covenant and binds herself, her heirs and representatives, to warrant and forever defend the title to said real estate to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons.

WITNESS our hands on this the 24th day of July, 1984, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Larry D. Riley
LARRY D. RILEY

Lenice B. Chapman
LENICE B. CHAPMAN

Mary E. Riley
MARY E. RILEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LENICE B. CHAPMAN, a widow, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Goodlettsville, Tennessee, on this the 24th day of July, 1984.

Deaine M. Catley
NOTARY PUBLIC.

My Commission Expires: 4-9-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LARRY D. RILEY and wife, MARY E. RILEY, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Goodlettsville, Tennessee, on this the 24th day of July, 1984.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 11-9-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $134,000.00.

Larry D. Riley
Affiant

Subscribed and sworn to before me, this the 24th day of July, 1984.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 11-9-88

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T. IDENTIF. REFERENCE

JUL 26 9 29 AM '84

FELIX A. HOWARD, JR. REGISTER
DAVIDSON COUNTY, TN

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

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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

134000.CO- CAMT.
348.40 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 360.90-
6921A07/26/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 8 7 6 9

IDENTIF. REFERENCE

JUL 26 9 29 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0055880