This Instrument was Prepared By:
Tom G. Coleman, Jr., Attorney
COLEMAN REAL ESTATE CLOSING SERVICE, INC.
9000 E. Church Street
Brentwood, TN 37027

File 23

BOOK 6364 PAGE 686

Address New Owner:	Send Tax Bills to:	Map/Parcel
Brown Taylor 1209 Bempsey Dr Nashville, Tenn	Same	Map 149 Part of Par 53

WARRANTY DEED

FOR AND IN CONSIDERATION 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, WELLINGTON ENTERPRISES, LTD., a New York corporation, authorized to do business in Tennessee as WELLINGTON ENTERPRISES, LTD., INC., hereinafter called the Grantor, has bargained and sold and by these presents do transfer and convey unto the said BROWN TAYLOR, hereinafter called the Grantee, his heirs and assigns, a 5/100 interest in a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Being a parcel of property located in Nashville, Davidson County, Tennessee, fronting on Murfreesboro Road and being more particularly described as follows:

Beginning at an iron pin in the southerly margin of Murfreesboro Road and the northerly property corner of Sara Vosburgh property, thence with the southerly margin of Murfreesboro Road N 40 degrees 01' 24" W a distance of 152.29 feet, thence S 47 degrees 34' 45" W a distance of 14.66 feet, thence N 43 degrees 21' 43" W a distance of 235.26 feet, thence N 40 degrees 38' 38" E a distance of 29.69 feet, thence N 49 degrees 36' 48" W a distance of 260.00 feet; thence with a curve to the right of radius point of 50.0 foot radius a distance of 78.54 feet, thence with a curve to the left of radius point of 672.24 foot radius a distance of 198.55 feet, thence S 57 degrees 18' 32" W a distance of 158.11 feet; thence S 37 degrees 05' 08" E a distance of 150.0 feet; thence S 22 degrees 54' 52" W a distance of 90.0 feet, thence S 87 degrees 05' 07" E a distance of 476.64 feet, thence S 85 degrees 37' 31" E a distance of 270.78 feet to the point of beginning and containing 4.74 acres more or less.

Being part of the same property conveyed to Wellington Enterprises, Ltd., Inc. by deed from Hossein Tavakoli, Trustee, et al, of record in Book 6098, page 291, Register's Office for Davidson County, Tennessee.

This instrument is made subject to all applicable local government planning, building and zoning regulations.

This is un-improved property.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said BROWN TAYLOR, his heirs and assigns forever.

AND GRANTOR COVENANTS that it is lawfully seized and possessed of said real estate, in fee simple, that it has a good and valid right to convey it and that the same is unencumbered.

AND GRANTOR DOES further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

Whenever 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 on this the 14th day of August, 1984.

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T
IDENTIF. REFERENCE

AUG 22 8 43 AM '84

FELIX Z. HUDSON II REGISTER
DAVIDSON COUNTY, TN

WELLINGTON ENTERPRISES, LTD.
a New York Corporation
authorized to do business in
Tennessee as WELLINGTON
ENTERPRISES, LTD., INC.

By: _____
Vincent Wesnofske, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $12,000.00.

_____
AFFIANT

Subscribed and sworn to before me on this the 14th day of August, 1984.

_____
NOTARY PUBLIC

My commission expires: 4-17-1988.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Vincent Wesnofske, Jr. with whom I am personally acquinted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the President of Wellington Enterprises, Ltd., Inc., the within named bargainor, and that he, as such President, being authorized so to do, executed the foregoing instrument for and on behalf of said corporation and for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 14th day of August, 1984.

_____
NOTARY PUBLIC

My commission expires: 4-17-1988.

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
			12000.00- CONT.	
			31.20 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	37.70-
			3966408/22/64 DAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 4 5 3 5

IDENTIFICATION REFERENCE

AUG 22 8 43 AM '64

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.0062690