This instrument prepared by:
William T. Berry, Attorney
333 Gallatin Road
Madison, TN. 37115

BOOK 6423 PAGE 330

WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP PARCEL NO.:
Neely Mortgage Company 6060 Primacy Parkway Suite 431 Memphis, Tenn. 38119	SAME	Map 33 P/O Parcel 123 11D 38405

FOR AND IN CONSIDERATION OF the sum of Seven Hundred Twelve Thousand and No/ Other Dollars ($712,000.00), cash in hand paid by Neely Mortgage Company, A Texas Corporation, (hereinafter "Grantee"), receipt of which is hereby acknowledged, We, Sam Martz and wife, Valda Martz, (Hereinafter "Grantors"), have this day bargained and sold, and hereby transfer and convey unto the said Grantee, its (successors) and assigns, certain real estate in Davidson County, Tennessee,

TRACT I

Land in Davidson County, Tennessee, being Lot 5 of Rivergate Acres, Section Two of record in Plat Book 6250, page 206 , Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Southerly margin of a proposed collector street, and being 521.95' from the Easterly margin of Dickerson Pike as measured along the margin of said collector street; thence with the Southerly margin of said proposed collector street the following calls; with a curve to the left having a radius of 602.96', and a long chord of 308.52', said chord having a bearing of N 89 deg. 32' 57" E, a distance along the curve of 311.99' to a point; thence N 74 deg. 43' 33" E, 781.51' to a point; thence with a curve to the left having a radius of 984.93', and a long chord of 277.87', said chord having a bearing of N 66 deg. 37' 00" E, a distance along the curve of 278.80' to a point; thence N 58 deg. 30' 26" E 46.64' to a point; thence leaving the street S 10 deg. 23' 01" W 248.99' to a point; thence S 24 deg. 05' 09" E 411.25' to a point, in the Northerly margin of a 50' access road; thence with margin of access road S 38 deg. 39' 21" W 479.37' to a point, the Northeasterly corner of the Hardaway Construction Co. property of record in Deed Book 4696, page 773, Register's Office for Davidson County, Tennessee; thence leaving said access road and with said Hardaway property the following calls : S 76 deg. 43' 18" W 344.77' to a point; thence S 76 deg. 24' 52" W 462.67' to a point; thence S 16 deg. 27' 07" E 515.79' to a point in the Northerly margin of Interstate 65; thence leaving said Hardaway property and with said margin of the interstate S 41 deg. 59' 44" W 84.38' to a point in the center of Dry Creek; thence leaving the interstate and with the center of Dry Creek the following calls: N 54 deg. 03' 08" W 41.38' to a point; thence N 60 deg. 41' 05" W 214.13' to a point; thence N 25 deg. 06' 12" W 68.76' to a point; thence N 04 deg. 36' 50" E 51.13' to a point; thence N 32 deg. 15' 06" W 221.42' to a point; thence N 40 deg. 46' 47" W 414.70' to a point; thence N 52 deg. 45' 04" W 104.35' to a point; thence N 33 deg. 42' 04" W 108.75' to a point; thence N 01 deg. 32' 51" E 46.48' to a point; thence leaving said creek N 32 deg. 43' 44" E 538.73' to the point of beginning, containing 33.48 acres more or less.

TRACT II

Land in Davidson County, Tennessee, being Lot 6 of Rivergate Acres, Section Two of record in Plat Book 6250, page 206 , Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Northerly margin of a proposed collector street, being 520.79' from the Easterly margin of Dickerson Pike as measured along the margin of said collector street; thence leaving street N 32 deg. 43' 44" E 23.07' to a point; thence N 28 deg. 22' 16" E 500.00' to a point; thence N 13 deg. 39' 30" E 110.51' to a point; thence N 18 deg. 07' 13" W 200.00' to a point in the Southerly line of Goodlettsville Heights, Section III of record in Plat Book 1835, page 98, Register's Office for Davidson County, Tennessee; thence with said Section of Goodlettsville Heights the following calls: S 89 deg. 37' 13" E 544.30'

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to a point; thence S 88 deg. 07' 00" E 535.19' to a point; thence S 88 deg. 02' 39" E 231.22' to a point; thence leaving said line of Goodlettsville Heights S 10 deg. 23' 01" W 450.42' to a point in the Northerly margin of said proposed collector street; thence with said street the following calls: S 58 deg. 30' 26" W 100.44' to a point; thence with a curve to the right having a radius of 924.93', and a long chord of 260.94', said chord having a bearing of S 66 deg. 37' 00" W, a distance along the curve of 261.81' to a point; thence S 74 deg. 43' 33" W 781.51' to a point; thence with a curve to the right having a radius of 542.96', and a long chord of 258.41' said bearing having a chord of N 88 deg. 29' 31" W, a distance along the curve of 260.91' to a point beginning, containing 18.72 acres, more or less.

Being a part of the property conveyed to Sam and Valda Martz by deed from Rivergate Acres, Inc., of record in Book 6279, page 155, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as 1050 Dickerson Pike, Goodlettsville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered, except for easements for transmission lines to U.S.A. of record in Book 1153, page 652, Book 3223, page 325, and Book 3223, page 327, Register's Office for Davidson County, Tennessee ; Sewer easements in Book 4472, page 271, Book 4805, page 797, Book 5083, page 272, and any matters shown on Tracts 5 and 6,
of Plan of Rivergate Acres Limited, Section II of record in Book 6250, page 206, Register's Office for Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives to warrant and forever defend this title to said real estate to said grantee, its successor and assigns, against the lawful claims of all persons.

Witness our hands this the 7th day November, 1984.

Sam Martz

Valda Martz

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, THE UNDERSIGNED, a Notary Public, in and for saif County and State, Sam Martz and wife, Valda Martz, the within named bargainors, 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 7th day of November, 1984

William T. Berry
Notary Public

My Commission Expires:

7-17-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $712,000.00.

NEELY MORTGAGE CO.
By: [signature], SR. V.P.
Affiant

Subscribed and sworn to before me, this 7th day of November, 1984.

William T. Berry
NOTARY PUBLIC

My Commission Expires: 7-17-88

RECEIVED
IDENTIF. REFERENCE
NOV 9 12 01 PM '84
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

1.6 2.7.6.9

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6423 PAGE 333

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
			712000.00- CAMT.	
			1851.20 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	1860.70-
6211A11/09/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:6:2:7:6:9

IDENTIF. REFERENCE

Nov 9 12 01 PM '84

FELIX Z. WILSON II, Register
DAVIDSON COUNTY, TN

No. 0084282