Send Tax Bills To:

Don J. Fenn
964 Main Street
Nashville, TN 37206

Map No. 52-6
Parcel No. 085.00

This Instrument Prepared By:

John R. Bradley
Attorney at Law
118 Old Shackle Island Road
Hendersonville, TN 37075

BOOK 6434 PAGE 690

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, MATTIE LOUISE WASHER BANDY, a single person, have bargained and sold, and by these presents do transfer and convey unto DON J. FENN and wife, GLENNA B. FENN, as tenants by the entirety, hereinafter called Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in the Tenth (10th) Councilmanic District of Davidson County, Tennessee, being Lot 2 of the Resubdivision of Lots 76 & 77, Madison Heights Subdivision, Section 1, of record in Book 6050, Page 119, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron rod on the southerly margin of Neeley's Bend road, being the common corner of Lot 1 and Lot 2; thence with said Road South 70°48'00" East 131.88 feet to an iron rod; thence with a curve to the right with a radius at 25.00 feet and an arc of 39.49 feet, a chord bearing and distance of South 25°32'42" East 35.51 feet to an iron rod on the westerly margin of Tahlena Avenue; thence with said Avenue South 19°42'36"West 39.10 feet to an iron pipe; thence with a curve to the left with a radius of 597.96 feet and an arc of 125.36 feet, a chord bearing and distance of South 13°42'16" West 125.13 feet to an iron pipe at the northeasterly corner of Lot 75; thence North 82°34'33" West 172.14 feet to an iron rod; thence North 19°12'01" East 224.00 feet to the point of beginning, containing 0.75± Acres, more or less.

Being a portion of the property vested solely in Mattie Louise Washer Bandy by Final Decree of Divorce, entered April 25, 1975, First Circuit Court of Davidson County, Tennessee, of record in Book 5873, Page 993, Register's Office for Davidson County, Tennessee. Being a portion of the property conveyed to George E. Bandy and wife, Mattie L. Bandy, from William Sandborn and wife, Helen Sandborn, of record in Book 3248, Page 445, Register's Office for Davidson County, Tennessee.

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 successors and assigns forever; and I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is encumbered, except 1984

11/28 24.70- CHECK

461

property taxes, which will be prorated between the parties; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomever.

WITNESS my hand on this the 28th day of November, 1984.

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Mattie Louise Bandy
MATTIE LOUISE WASHER BANDY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the above named MATTIE LOUISE WASHER BANDY, the bargainor with whom I am personally acquainted and who acknowledged that she executed the above instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of November, 1984.

John R. Bradley
NOTARY PUBLIC

My Commission Expires:
7/14/86

JOHN R. BRADLEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $7,000.00

Donna L. Dyer
AFFIANT

PUSH

166220

IDENTIFICATION REFERENCE

Nov 28 12 19 PM '84

FELIX ... REGISTER
DAVIDSON COUNTY, TN

Subscribed and sworn before me this 28th day of November, 1984.

John R. Bradley
NOTARY PUBLIC

My Commission Expires:
7/14/86

JOHN R. BRADLEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6434 PAGE 692

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

7000.00- CAMT.
18.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 24.70-
0461A11/28/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 6 2 2 0

IDENTIF. REFERENCE

Nov 28 12 19 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0088417