ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Tuggle (NAME)	same (NAME)	Map 187
868 Oakwood Terrace (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 12
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT PREPARED BY
C. EDWARD COOMER
~~MXXNORRISXJENKINS~~, ATTORNEY
COOMER & JENKINS
4015 TRAVIS DRIVE
NASHVILLE, TENNESSEE 37211

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER. FOR THIS TRANSFER IS

$ 13,750.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December 1984

Notary Public

MY COMMISSION EXPIRES: 7/25/85

(AFFIX SEAL)

For and in Consideration of the sum of ten and 00/100 ($10.00)---------- DOLLARS

cash in hand paid by Robert E. Tuggle and wife, Patricia Ann Tuggle, the Grantees, to Ronald S. Nunn, Trustee, the Grantor, the receipt of which is hereby acknowledged and other good and valuable considerations,

I, Ronald S. Nunn, Trustee, with power to sell or convey without joinder of any beneficiary, the Grantor

have bargained and sold, and by these presents do transfer and convey unto the said

Robert E. Tuggle and wife, Patricia Ann Tuggle, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract No. 16 of land in the 5th Civil District and described on an unrecorded survey by Robert E. Francis, Surveyor (License No. 669) dated November 20, 1984, as follows:

Beginning at a pin by corner post being the SE corner of property of Gordan T. Wheeler and being also in the center line of dead end of 20' right-of-way out to Burkett Road as recorded in Deed Book 1971, page 532, R.O.D.C.; thence with the NW line of Tract #15 of this survey, S45°37'29"W 998.91' to a pin being the southerly corner of this tract; thence N26°55'30"W 579.67' to a pin and N46°38'50"W 446.12' to a pin 4' north of fence line being the NW corner of this tract; thence along an existing fence line S84°32'E 1306.82' to the beginning, containing 10.45 acres more or less.

Being part of the same property conveyed to Ronald S. Nunn, Trustee, from O. D. Guthrie, Jr. and wife, Anne G. Guthrie, by deed of record in Book 6419, page 493, Register's Office for Davidson County, Tennessee, and Book 502, page 122, Register's Office for Williamson County, Tennessee.

CHECK

Included in this conveyance is a permanent easement 50' in width for ingress and egress from Kidd Road along a private roadway described by instrument of record in Book 6436, page 461, Register's Office for Davidson County, Tennessee, and Book 504, page 499, Register's Office for Williamson County, Tennessee.

Included in this conveyance is a permanent easement in favor of the Grantees, their heirs and assigns 50' in width for the purposes of ingress and egress and the construction and maintenance of a water line over and across Tracts 12, 13 and 14 of the land of Ronald S. Nunn, Trustee, the center line of which is described as beginning at a pin in the southerly corner of the property herein conveyed; thence N44°00'W

373.26' to a pin; thence N67°35'W 240.52' to a pin; thence S55°05'W 285.56' to a pin; and thence S62°21'40"W 209.1' to a pin in center of a cul-de-sac.

Also included in this conveyance is a permanent easement in favor of the Grantees, their heirs and assigns for the purpose of ingress and egress from the northeasterly corner of the property herein conveyed to Burkett Road. Said easement is 20' in width and is described by instrument of record in Book 6419, page 493, and Book 1971, page 532, R.O.D.C., TN.

This conveyance is made subject to a permanent easement in favor of the present owners of adjoining Tract No. 15, their heirs and assigns for the purposes of ingress and egress and the construction and maintenance of a water line. Said permanent easement is 25' in width and extends entirely along the southeasterly margin of the property herein conveyed.

This conveyance is also made subject to certain restrictive covenants of record in Book 6436, page 454, R.O.D.C., TN, and Book 504, page 496, R.O.W.C., TN.

This conveyance is made further subject to that certain Land Owners Association created for the purpose of maintaining a private roadway and of record in Book 6436, page 461, R.O.D.C., TN, and of record in Book 504, page 499, R.O.W.C., TN. In partial consideration for this conveyance the Grantees agree to abide and comply with the terms, conditions and requirements of said Land Owners Association.

Robert E. Tuggle
Grantee

Patricia Ann Tuggle
Grantee

This is { unimproved ( ) / improved (X) } property, known as ____ (House Number) ____ (Street) ____ P. O. Address: ____ (City or Town) ____ (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert E. Tuggle and wife, Patricia Ann Tuggle, the Grantees, their heirs and assigns, forever.

And I do covenant with the said Robert E. Tuggle and wife, Patricia Ann Tuggle that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

Except for a prior Deed of Trust of record in Book 6419, page 497, Register's Office for Davidson County, Tennessee.

And I, Ronald S. Nunn, Trustee do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Robert E. Tuggle & wife, Patricia Ann Tuggle, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 1st day of December, 19 84, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ronald S. Nunn
RONALD S. NUNN, Trustee

1.6 8 1.6 9

IDENTIF. REFERENCED

Dec 6 9 36 AM '84

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

MAIL EXTRA

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named Ronald S. Nunn, Trustee

the bargainor....., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of December, 1984

Nell H. Jones, Notary Public

Commission Expires 7/25/85

NELL H. JONES NOTARY PUBLIC DAVIDSON CO. TENN.

STATE OF .....
County of .....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared .....,

with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be .....

.....of the.....,

the within named bargainor, a corporation, and that .....he as such .....,

being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as .....

Witness my hand and seal, at office in .....,

this .....day of ....., 19.....

....., Notary Public.

Commission expires.....

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
			13750.00-	CAMT.
			35.62	CSTAX
			.50	PRFEE
			9.00	WDEED
				CHECK 45.12-
			2920A12/06/84	BAL: .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 8 1 6 9

IDENTIF. REFERENCE

Dec 6 9 36 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 90807