3568

WARRANTY DEED

BOOK 6445 PAGE 328

THIS INSTRUMENT PREPARED BY
George E. Mudter, Jr., Atty.
Suite C-11, The Paddock, 229 Ward Circle
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. & Mrs. Robert G. Buckley (NAME)	New Owner (NAME)	Map 164
P. O. Box 17619 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 171
Nashville, TN. 37217 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB# 2D-2800

FOR AND IN CONSIDERATION OF THE SUM 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, CHRISTINE MCFARLIN BESS, Executrix and Trustee under the Last Will and Testament of Nellie Gray M. Martin,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT G. BUCKLEY and wife AUDREY B. BUCKLEY

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Lying in the 2nd, formerly 3rd, Civil District of Davidson County, near Lavergne, Tennessee, and described according to a copy of a survey thereof made January 23, 1939, by John Wilkes, Civil Engineer, as follows:

BEGINNING at a point in the center line of Murfreesboro Pike at the north corner of that part of the original tract of 136 acres conveyed to R. J. Young by deed of record in Book 566, page 268, Register's Office for said County, lying on the southwesterly side of the said Pike; thence with the center of said Pike, South 44 1/2 deg. East 765 feet to a point; thence leaving said Pike South 56 deg. West 827 feet to a point; thence North 4 1/2 deg. East 742 feet, and North 19 deg. East 283 feet to the center line of Murfreesboro Pike, the point of beginning, containing 8 acres, more or less.

Being the same property conveyed to Nellie Gray Thompson by deed of record in Book 4024, page 321 and by quitclaim deed of record in Book 4894, page 907, said Register's Office, Nellie Gray Thompson being one and the same as Nellie Gray M. Martin, having since died.

Christine M. Bess being one and the same as Christine McFarlin Bess.

RUSH

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN
Dec 11 2 29 PM '84

IDENTIF. REFERENCE

1.6.9.2.6.9

unimproved ( )
This is improved (XX) property, known as 3647 Murfreesboro Road Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 3rd day of December, 1984

Christine M Bess, Executrix and Trustee

CHRISTINE MCFARLIN BESS,
Executrix and Trustee

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHRISTINE MCFARLIN BESS the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 3rd day of December, 19 84

My commission expires 1/20/85 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF December, 19 84.

MY COMMISSION EXPIRES 1/20/85 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM CHRISTINE MCFARLIN BESS, Executrix and Trustee under the Last Will and Testament of Nellie Gray M. Martin

TO ROBERT G. BUCKLEY and wife, AUDREY B. BUCKLEY

Return to:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

File Box 38

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

130000.00- CAMT.
338.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 344.50-
4337A12/11/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 9 2 6 9

IDENTIF. REFERENCE

DEC 11 2 20 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 92189