FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,000.00

Brenda Archbold
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF December 1984.

Robert H. Doolen
Notary Public

MY COMMISSION EXPIRES: 4/26/88
(AFFIX SEAL)

BOOK 6451 PAGE 931

THIS INSTRUMENT WAS PREPARED BY
Brenda Archbold 1219 Kenmore Place Nashville TN 37216
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis A. Sellers & wife, Laura Mills Sellers (NAME)	same (NAME)	17-64
3101 Bellwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	10D-15660
Nashville, Tennessee 37203 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

Mail

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, WE, MIKE ARCHBOLD and wife, BRENDA ARCHBOLD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DENNIS A. SELLERS and wife, LAURA MILLS SELLERS

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

Land in the 10th Civil District of Davidson County, Tennessee, described in survey by Rocky H. Montoya, Surveyor, recorded December 3, 1984, Book 6200, page 154, of the Register's Office of Davidson County, Tennessee as follows:

TRACT 1:

Beginning at a point in the easterly margin of Luster Road, said point being the northwesterly corner of property owned by Harris and the southwesterly corner of within described property; thence N 32°26'29" E along the eastern boundary of Luster Road 145.96 feet to a concrete monument, thence continuing along the easterly boundary of Luster Road 179.78 feet to a point; thence S 72°55'49" E a total of 844.72 feet to a point. Thence S 0°19'13" W 97.4 feet to an iron pin; thence N 85°22'45" W a total of 998.67 feet to the point of beginning.

TRACT 2:

Beginning at a concrete monument in the easterly boundary of Luster Road, the southwest corner of the Ollie Luster Tract and the northwest corner of the described tract. Thence S 60°25'32" E 666.31 feet to an existing iron pin thence south 0°19'13" W 97.4 feet to a point. Thence N 72°55'49" W 844.72 feet to a point in the easterly boundary of Luster Road, thence northeastwardly with the eastern boundary of Luster Road 291 feet to the point of beginning.

Being the same property conveyed to Grantors by deed from Mike Archbold, dated 12-1-84 of record in Book 6449, page 795, of the Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as Luster Road, Goodlettsville, Tennessee 37072
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hand s this 13th day of December, 19 84

Mike Archbold
MIKE ARCHBOLD

Brenda Archbold
BRENDA ARCHBOLD

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MIKE ARCHBOLD and wife, BRENDA ARCHBOLD

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of December, 1984.

Ronald H. Dooley
Notary Public

Commission Expires 6/26/88

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____
Notary Public

Commission Expires _____

WARRANTY DEED

FROM
MIKE ARCHBOLD and wife, BRENDA ARCHBOLD

TO
DENNIS A. SELLERS and wife, LAURA MILLS SELLERS

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

12/18 53/90- CHECK

1.7.1.1:06

IDENTIF. REFERENCE

DEC 18 4 04 PM '84

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

3549

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

19000.00- CAMT.
49.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 55.90-
6549A 12/18/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 1 1 0 6

IDENTIF. REFERENCE

DEC 18 4 04 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 94352