30424

FORM P.O. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$14,900.00 Larry W. Deason
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF January 1985

Janet N. Floyd
Notary Public

MY COMMISSION EXPIRES: 4/21/85
(AFFIX SEAL)

BOOK 6469 PAGE 752

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Larry W. Deason (NAME)	Same (NAME)	Map 98-5
749 Darden Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 148
Nashville, TN 37205 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	

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, George Margrave and wife, Sharmin J. Margrave

HEREINAFTER CALLED THE GRANTORS HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry W. Deason and wife, Debbie Deason

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:

BEING Lot No. 48 on the Plan of Hunter's Point Subdivision of record in Plat Book 5200, page 736, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING part of the same property conveyed to George Margrave by deed from Robert J. Baltz, Jr., Trustee of record in Book 6207, page 611 (21.2 acres±) and by deed from Glendon C. Woodard and wife, Joyce D. Woodard of record in Book 6207, page 614 (3.5 acres±) Register's Office for Davidson County, Tennessee.

THIS conveyance subject to Restrictive Covenants of record in Book 3814, page 592, page 3897, page 926 and as amended in Book 6207, page 609, and such easements and setback lines of record in Plat Book 5200, page 736, and Charter of the Hunter's Point Homeowners Association, Inc. of record in Book6256, page 294, said Register's Office.

Affidavit has been executed and parties will pro-rate 1985 taxes when information furnished by Trustee.

1752 7.3 -- T
IDENTIF. REFERENCE
JAN 9 9 20 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CHECK
Unimproved (XX
This is improved ( ) property, known as Lot 48, Hunter's Point Lane Hermitage, TN 37076
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

01/08 45.24 -

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 7th day of January, 19 85

George Margrave

Sharmin J. Margrave

1786

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 George Margrave and Sharmin J. Margrave

the bargainor S, 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 5th day of January 19 85

Commission expires 4/21/85

Notary Public

STATE OF TENNESSEE
Davidson County

Before me _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

WARRANTY DEED

FROM
George Margrave and wife,

Sharmin J. Margrave

TO
Larry W. Deason

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

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
			14900.00- CAMT.	
			38.74 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	45.24-
			1786A01/08/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I. 7. 5. 2. 7. 3.

IDENTIF. REFERENCE

JAN 8 9 29 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 99456