New Owner
SEND TAX BILLS TO:
Dr. Grady L. Bryant
516 Dry Creek Rd.
Goodlettsville, Tn. 37072

PREPARED BY
CHARLES H. BEATY
ATTORNEY AT LAW
665 NASHVILLE PIKE
P. O. BOX 1243
GALLATIN, TENNESSEE 37066

Map 25 Par. 094 10D-30010

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WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, WE, ERNEST T. KERSEY and wife, BETTY ROSE KERSEY, have this day bargained and sold and by these presents do hereby transfer and convey unto GRADY L. BRYANT and wife, VIRGINIA G. BRYANT, as tenants by the entirety, their heirs and assigns, forever, the following described tract or parcel of land, to-wit:

LOCATED in the 10th Civil District of Davidson County, Tennessee, and more particularly described according to a survey made by Edward L. Adams, dated 12/19/84, as follows:

BEGINNING at an iron pin located at a fence corner, said iron pin further described as being located in the east line of Kersey same being the west line of Bryant, 614.58 feet south of their common corner, and being the northeast corner of the herein described property; thence continuing generally along a fence (for the remainder of the calls) south 14 degrees 50' 00" west 992.96 feet to a metal post beside a fence corner; thence north 71 degrees 14' 10" west 139.52 feet to an iron pin; thence north 57 degrees 03' 15" west 118.01 feet to an iron pin; thence north 42 degrees 29' 48" west 108.48 feet to an iron pin; thence north 37 degrees 58' 11" west 122.80 feet to an iron pin located at a fence corner; thence north 13 degrees 32' 49" east 981.44 feet to an iron pin located at a fence corner; thence south 67 degrees 34' 00" east 124.17 feet to an iron pin; thence south 24 degrees 39' 07" east 134.80 feet to an iron pin; thence crossing a gate north 75 degrees 29' 19" east 15.75 feet to an iron pin; thence south 45 degrees 51' 55" east 50.55 feet to an iron pin; thence south 66 degrees 51' 59" east 198.17 feet to the point of beginning, containing 10.40 acres, more or less.

BEING a portion of the property conveyed to Ernest T. Kersey and wife, Betty Rose Kersey by deed dated 7/22/70 from A. J. Parker and wife, Wilma Parker, of record in Book 4434, Page 172, Register's Office of Davidson County, Tennessee.

ACCESS TO PROPERTY CONVEYED HEREIN IS TO BE PROVIDED BY GRANTEES.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said GRANTEES, their heirs and assigns, in fee simple, forever.

01/11 94.50- CHECK

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AND WE DO COVENANT with the said GRANTEES that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, EXCEPT for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 1985 real estate taxes.

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AND WE DO FURTHER COVENANT and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our hands this the 11th day of January, 1985.

Ernest T. Kersey
ERNEST T. KERSEY

Betty Rose Kersey
BETTY ROSE KERSEY

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named bargainors, ERNEST T. KERSEY and wife, BETTY ROSE KERSEY, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee, this the 11th day of January, 1985.

Helen J. Beaty
NOTARY PUBLIC

My Commission Expires: 3/3/87.

STATE OF TENNESSEE
COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 30,000.

AFFIANT

SUBSCRIBED and sworn to before me this the 11th day of January, 1985.

Helen J. Beaty
NOTARY PUBLIC

My Commission Expires: 3/3/87.

I.T. 7.6.3.7.

IDENTIF. REFERENCE

JAN 11 2 25 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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
			30000.00-	CAMT.
			78.00	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	84.50-
3115A01/11/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 6 3 7 I

IDENTIF. REFERENCE T

JAN 11 2 25 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 100747