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
652 NASHVILLE PIKE
P. O. BOX 1243
GALLATIN, TENNESSEE 37066

Map 25 Par. 32 10D-31200

WARRANTY DEED

BOOK 6473 PAGE 245

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, I, JAMES S. HASTIE, single, 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:

BEING the same property described according to an unrecorded survey made by R. L. Montoya, 10/6/81, located in the 10th Civil District of Davidson County, Tennessee, as follows:

BEGINNING at an iron pin in the southwest corner of said tract, adjacent to the property owned by Inis Lorena Sharpling Markham of record in Book 5377, Page 921, Register's Office for said County; thence N. 15 degrees 30' 46" W. 701.14 feet to an eight-inch Maple tree; thence N. 83 degrees 44' 03" W. 803.65 feet to a fence post; thence N. 7 degrees 24' 26" E. 523.73 feet to a fence post; thence N. 52 degrees 42' 15" W. 556.41 feet to an eight-inch Oak tree; thence N. 6 degrees 46' 07" W. 1045.64 feet to a Cherry tree; thence S. 67 degrees 01' 47" E.742.60 feet to a point; thence S. 6 degrees 35' 37" W. 606.02 feet to a tree; thence S. 60 degrees 26' 29" E. 55.31 feet to a point; thence S. 83 degrees 21' 44" E. 189.30 feet to a tree in the fence line; thence S. 89 degrees 57' 32" E. 180.31 feet to a point; thence N. 85 degrees 43' 01' E. 77.24 feet to a six-inch Beech tree; thence S. 50 degrees 02' E. 96.94 feet to a two-inch Hackberry tree; thence S. 12 degrees 09' 30" W. 165.82 feet to a fence post; thence S. 26 degrees 00' 56" E. 205.13 feet to a fence post; thence S. 38 degrees 36' 39" E. 96.22 feet to a fence post; thence S. 52 degrees 17' 16" E. 48.86 feet to an eight-inch Beech tree; thence S. 58 degrees 18' 23" E. 137.87 feet to a fence post; thence S. 69 degrees 06' 55" E. 175.80 feet to a White Oak tree; thence S. 36 degrees 53' 24" E. 62.98 feet to a point; thence S. 19 degrees 44' 04" E. 198.0 feet to a point; thence S. 33 degrees 58' 53" E. 239.06 feet to an eighteen-inch Beech tree; thence S. 11 degrees 50' 29" W. 611.51 feet to a corner fence post; thence S. 80 degrees 34' 57" W. 248.83 feet to the point of beginning, containing 40.05 acres, more or less.

BEING the property conveyed to James S. Hastie, single, by deed dated 10/13/81 from Harold P. Hudgins and wife, Kolleen B. Hudgins, of record in Book 5806, Page 932, Register's Office of Davidson County, Tennessee.

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

CHECK

3116

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.

AND I DO COVENANT with the said GRANTEES that I am lawfully seized and possessed of said property, that I 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.

AND I DO FURTHER COVENANT and bind myself, my 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, I have hereunto set my hand this the 11th day of January, 1985.

1.75 3.72 T. STATE OF TENNESSEE REAL ESTATE TRANSFER REF. JAN 2 25 PM '85 FEE WILSON II REGISTER WILSON COUNTY, TN

James S. Hastie
JAMES S. HASTIE

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 bargainor, JAMES S. HASTIE, single, with whom I am personally acquainted and who acknowledged that he 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.

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

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 $ 58,000.00 .

Virginia D. Bryant
AFFIANT

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

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

Helen J. Beaty
NOTARY PUBLIC

My Commission Expires: 3/3/87.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6473 PAGE 247

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
			58000.00-	CAMT.
			150.80	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 157.30-
			31-16A01/11/85	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 6 3 7 2

IDENTIF. REFERENCE

JAN 11 2 25 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 100748