Bk 6

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John E. Davis, Jr.	SAME	Part of Map 148
(NAME) 4215 Harding P.O. Box 1001	(NAME)	Parcel 78
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn 37205	(STREET ADDRESS)	
(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, James D. Haley and wife, Alice O. Haley

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HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John E. Davis, Jr.

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:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

The property described in Exhibit A is conveyed subject to the following:

1. 1985 Metropolitan Government taxes.
2. Easements for the construction, maintenance and operation of a system of sewerage conveyed by deed from Robert E. Rader and wife, Maebell P. Rader to Banner Construction Company, a Tennessee corporation, dated July 9, 1962, of record in Book 3404, page 519, said Register's Office. (May or may not affect subject property)
3. Easement for the purpose of an access road and a 20' sewer line easement conveyed by deed from Robert E. Rader and wife, Maebell P. Rader to the First Suburban Water Utility District of Davidson County, Tennessee (Radnor Water District), dated August 23, 1963, of record in Book 3615, page 194, said Register's Office. (May or may not affect subject property)
4. Sanitary sewer easement and a temporary construction easement conveyed by deed from Gatewood Development Company, Inc. to the First Suburban Water Utility District of Davidson County, Tennessee (Radnor Water District), dated November 25, 1970, of record in Book 4505, page 690, said Register's Office. (May or may not affect subject property)
5. Sanitary sewer and/or storm drainage easements conveyed by deed from James D. Haley to Metropolitan Government of Nashville and Davidson County, Tennessee, dated October 17, 1977, of record in Book 5211, page 369, said Register's Office. (May or may not affect subject property)
6. Maintenance Agreement by James D. Haley, Joe S. Meeks and Roy S. Shacklett, dated December 14, 1984, of record in Book 6450, page 100, said Register's Office.
7. The Plan of record in Book 6250, page 245, said Register's Office.

unimproved (X)
This is improved ( ) property, known as (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 successors, assigns 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 14th day of January, 19 85.

James D. Haley

Alice O. Haley

Form 3

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James D. Haley and wife, Alice O. Haley, the bargainors 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 14 day of Jan., 1985.

Commission Expires: 7/21/85

Carol R. Rivers
Notary Public

STATE OF _____)

COUNTY OF _____)

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 purpose 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 ___ day of _____, 19__.

My Commission Expires: _____

_____
Notary Public

WARRANTY DEED

FROM
James D. Haley and wife,
Alice O. Haley

TO
John E. Davis, Jr.

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 44,000.00

John E. Davis Jr.

Subscribed and sworn to before me this 14 day of Jan., 1985.

My Commission Expires: 7/21/85

Carol R. Rivers
Notary Public

EXHIBIT A

Land in Davidson County, Tennessee, being Lot Nos. 3, 4, 5 and 6, "Amended & Final Section Two, Antioch Commercial P.U.D.", of record in Book 6250, page 245, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lots.

Being part of the same property conveyed to James D. Haley, by installment deed from F. C. Wallace and wife, Martha R. Wallace, of record in Book 5208, page 962, Register's Office for Davidson County, Tennessee, and being part of the same property conveyed to James D. Haley, by quitclaim deed from F. C. Wallace and wife, Martha R. Wallace, of record in Book 5208, page 967, said Register's Office.

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T
IDENTIF. REFERENCE
JAN 15 2 30 PM '85
FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN
3540 01/15/23.90- CHECK

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

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RECEIVED OF _____

FOR _____

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

44000.00- CAMT.
114.40 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 123.90-
3640A01/15/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17.68.75.

IDENTIF. REFERENCE

JAN 15 2 30 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 101262