B0445

BOOK 6481 PAGE 83

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF December, 19 84

Notary Public

MY COMMISSION EXPIRES: 7/17/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

CHARLES F. BROWN, JR - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. Bernard Niedergeses (NAME)	Owner (NAME)	Map 59, parcel
2800 Tucker Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	39
Nashville, TN 37218 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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~~ I, Dan S. Richardson, Trustee, with full power

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W. Bernard Niedergeses, Trustee with full power

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.

A tract of land in the 12th civil district, formerly the 23rd district of Davidson County, Tennessee, being part of the land formerly known as the Joe Boyd Farm as shown on an unregistered copy of a survey made April 3rd, 1952 by George W. Watkins, surveyor, and described as follows:

Beginning at a point in the westerly margin of Buena Vista Road 400 feet northerly from the north eastern corner of a tract of land conveyed to A. M. Story by deed of record in Book 3161, page 47 Register's Office for Davidson County, Tennessee, thence with the westerly margin of Buena Vista Road N. 18 degrees W. 197 feet to a point in a curve to the left with a radius of 1432.7, thence with said curve 39 feet, in all 236 feet in total frontage - thence S 64 degrees 35 minutes W. 235.9 feet, thence S. 23 degrees 30 minutes E. 223.7 feet to a point, said point being 400 feet from the north westerly corner of said A.M. Story's tract - thence N. 71 degrees 35 minutes E. to the point of beginning, containing in all 1.27 acres.

Being the same property conveyed to the grantor by deed of record in Book 6298, page 971, said Register's Office.

This is unimproved ( ) improved (X) property, known as 4949 Buena Vista Road (House Number) (Street) Nashville (P.O. Address) (City or Town) 37218 (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 heir 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 covey 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 my hand this 17th day of December, 19 84

Dan S. Richardson, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6481 PAGE 84

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dan S. Richardson, Trustee,

the bargainor ____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of December, 19 84.

Commission expires 7/25/85

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, ____ a Notary Public within and for the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath (their several oaths) acknowledged himself (themselves) to be the ____ and ____ respectively of the ____ the within named bargainor, and corporation, and that (he) (they) as such ____ and ____ being authorized so to do, execute 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

Dan S. Richardson, Trustee

TO

W. Bernard Niedergeses, Trustee

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

CHARLES F. BROWN, JR.
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

1:79 1:13

IDENTIF. REFERENCE

JAN 25 10 11 AM '85

FELIX A. HILSON II REGISTER
DAVIDSON COUNTY, TN

01/25 110.50- CHECK

6328

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

RECEIVED OF _____

FOR _____

BOOK 6481 PAGE 85

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

40000.00- CAMT.
184.00 CSTAX.
.50 PRFEE
6.00 WDEED
CHECK 110.50-
6328A01/25/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 9 1 1 3

IDENTIF. REFERENCE

JAN 25 10 11 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 103871