6044

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF January, 1985

Notary Public

MY COMMISSION EXPIRES: 2/19/88

(AFFIX SEAL)

BOOK 6484 PAGE 905

THIS INSTRUMENT WAS PREPARED BY
Foley & Weiss, Attorneys Suite 500 One Church St. Bldg., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H. Michael Haynes (NAME)	OWNER (NAME)	MAP 43-11
500 LADA LANE (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 103
MADISON TN 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	11D-54665

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 Otis Lee Defore, Sr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO H. Michael Haynes and wife, Susan H. Haynes

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 the Southerly 50' of Lot No. 103 on the unrecorded plan of Tracts 1 and 13 of the Anderson estates, said tracts being a part of a recorded plan of the Anderson Estates of Record in Book 1130, page 37, said Register's Office of Davidson County, Tennessee, and said part of said Lot described according to a survey made by Anderson and Gee, Surveyors, dated August 5, 1946, as follows:
Beginning at a point on the Westerly margin of McArthur Dr., 662.08 ft. Northerly from a concrete monument at the N.W. corner of McArthur Dr. and Old Hickory Blvd. said point being the common corner of Lots 102 and 103 of said Subdivision; thence Westerly with the dividing line between Lots Nos. 102 and 103, 159.5 ft. to a point thence N. 4° 50' E. 50 ft. to a point; thence Eastwardly and parallel with the dividing line between Lots Nos. 102 and 103, 157 ft., more or less, to a point on the West margin of McArthur Dr.; thence Southerly with the Westerly margin of McArthur Dr., 50 ft. to the point of beginning.

Being the same property conveyed to James Otis Lee Defore, Sr. by deed from William P. Groves and wife, Ruby P. Groves, of record in Book 4399, page 810 and by deed from Peggy Jean Defore Wilson of record in Book 6204, page 145, Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

Pamela Jean DeFore wife of James Otis Lee DeFore/Sr. hereby joins in the execution of this instrument to release any rights she may have in the subject property, especially he marital rights.

This is { } unimproved { X } improved property, known as 115½ McArthur Drive, Madison, Tennessee 37115
(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 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 28th day of January, 19 85

James Otis Lee Defore, Sr.

Pamela Jean Defore

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 James Otis Lee Defore, Sr. and wife Pamela Jean DeFore

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of January, 1985.

Notary Public

Commission Expires 2/19/88

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
James Otis Lee Defore, Sr.

TO
H. Michael Haynes and wife,
Susan H. Haynes

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

01/31-63.70-...CHECK

1:80 3:4:8

IDENTIF. REFERENCE

JAN 31 10 21 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

7893

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6484 PAGE 907

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

22000.00- CAMT.
57.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 63.70-
7893A01/31/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 0 3 4 8

IDENTIF. REFERENCE

JAN 31 10 21 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 105393