This instrument prepared by Douglas R. Berry, Attorney, 917 Two Mile Parkway, P.O. Box 976, Goodlettsville, TN 37072

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
DOUGLAS R. BERRY
ATTORNEY
917 TWO MILE PARKWAY
P.O. BOX 976
GOODLETTSVILLE, TN 37072

BOOK 6490 PAGE 302

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January, 19 85.

Notary Public

MY COMMISSION EXPIRES: October 19, 1986

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MIKE SUGGS, et al (NAME)	OWNERS (NAME)	43-14
425 East Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	70
Madison, Tn. 37115 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	11D 45590

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, EMMA KELLER, unmarried, and BRENDA KELLER WILLIAMS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MIKE SUGGS AND JOE WALL

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 Lot No. 10 on the Map of the Subdivision of the Bernice L. Dickerson property, not of record, described according to a survey by Erle Drake, County Surveyor, January 27, 1935, as follows:

Beginning at a point on the westerly margin of Lanier Drive, 525 feet South of the SW corner of said Drive with Old Hickory Boulevard, thence with said margin southwardly 50 feet to the common corner of Lots Nos. 10 and 11; thence with the line between said lots westwardly 210 feet more or less to a point; thence North 50 feet to the common corner of Lots Nos. 9 & 10; thence with the line between said lots eastwardly 211.2 feet to the point of beginning.

Being part of the property conveyed to Brenda Keller Williams and Emma Keller, partly by deed of record in Book 6311, page 382, and partly by deed of record in Book 5890, page 749, Register's Office for Davidson County, Tennessee.

Phillip H. Williams, spouse of said Grantor, Brenda Keller Williams, joins in this deed for the purpose of conveying any interest he may have in the said property.

unimproved ( )
This is improved (X) property, known as 136 Lanier 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 our hand s this 29th day of January, 19 85

Brenda Keller Williams
BRENDA KELLER WILLIAMS

Emma Keller
EMMA KELLER

Phillip H. Williams

BOOK 6490 PAGE 303

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 Brenda Keller Williams, Emma Keller and Phillip H Williams

the bargainor S, 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 Goodlettsville, Tennessee, this 29th day of January, 19 85.

Commission Expires October 19, 1986

Notary Public.

STATE OF

County

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 , Tennessee.

on this the day of , 19

My commission expires

Notary Public

I 8 2 2 4 1

IDENTIF. REFERENCE

FEB 11 8 54 AM '85

DAVIDSON COUNTY, TN

177 02/11 24.70- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6490 PAGE 304

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
			7000.00- CAMT.	
			18.20 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	24.70-
0177AU2/11/85			BAL.	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

18241

IDENTIF. REFERENCE

FEB 11 8 59 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 107600