FILE BOX 45

BOOK 6494 PAGE 161

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,000.00

Gloria Kathleen Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF February 1985

Patricia Ann Johnson
Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gloria Kathleen Davis (NAME)	OWNER (NAME)	MAP 14
Vacant Lot, Bidwell Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 175
Joelton, TN 37080 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	14D-38458

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, Truman E. Durham and wife, Edna E. Durham

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gloria Kathleen Davis, unmarried

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.

LYING and being in the 2nd Civil District of Davidson County, Tennessee, and bounded and described by metes and bounds as follows:

BEGINNING at a concrete monument in the northerly margin of Bidwell Road, said monument being the southwest corner of Lot No. 13 of Sugar Ridge of record in Plat Book 5200, Page 599, of the Register's Office of Davidson County, Tennessee; thence, with the northerly margin of Bidwell Road along a curve to the left (I = 13 deg. 15' 16"; R = 994.23 feet) a distance of 230.0 feet to an iron pin; thence, North 16 deg. 24' 11" East, 773.83 feet to an iron pin in a fence line; thence, with said fence, North 65 deg. 45' 00" East, 99.90 feet to an iron pin at a fence corner in the westerly boundary of the property conveyed to Harvey D. Green and wife, Helen Harper Green, from John M. Hampton and wife, Nina Mai Hampton, by deed of record in Book 2923, Page 439, Register's Office for said County; thence, with Green's westerly boundary, South 7 deg. 03' 00" East, 635.90 feet to an iron pin; thence, South 37 deg. 34' 00" West, 403.60 feet to the point of beginning, containing 5.06 acres, more or less.

BEING a portion of the property conveyed to Truman E. Durham and wife, Edna Earle Durham, by deeds of record in Book 4342, Page 983 and Book 6328, Page 370, Register's Office for said County.

This is unimproved ( ) / improved (XX) property, known as Vacant Lot, Bidwell Road, Joelton, TN 37080
(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 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 our hand s this 13th day of February, 1985

Edna E. Durham — Truman E. Durham

Edna E. Durham

Truman E. Durham

BOOK 6494 PAGE 162

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 ~~Truman E. Durham and wife, Edna E. Durham~~

(or proved to me on the basis of satisfactory evidence) 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 Nashville, Tennessee, this 13th day of February, 19 85

Commission expires 10-20-85

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/and who (or proved to me on the basis of satisfactory evidence) 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
Truman E. Durham
~~Edna E. Durham~~

TO
Gloria Kathleen Davis

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

1035476

IDENTIF. REFERENCE

FEB 19 8 42 AM '85

DAVIDSON COUNTY, TN

02/15 43.10- CHECK

1706

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

RECEIVED OF _____

FOR _____

BOOK 6494 PAGE 163

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
			16000.00- CAMT.	
			41.60 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	48.10-
1708A02/19/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 3 5 4 6

IDENTIF. REFERENCE

FEB 19 8 42 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 109080