File 44

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) BOOK 6497 PAGE 140

The actual consideration or value, whichever is greater, for this transfer is $5,500.00.

T R Tenpenny
Affiant

Subscribed and sworn to before me, this 21st day of February, 1985.

Debra D. Watkins
Notary Public

My Commission expires: April 19, 1987

THIS INSTRUMENT PREPARED BY:
GULLETT, SANFORD & ROBINSON
210 Fourth Avenue North
Nashville, Tennessee 37219

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Thomas R. Tenpenny, et ux. 1616 Lebanon Road Nashville, TN 37210	Same	3DZ 00775 094-00-0 054

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **JUANITA A. HEARN, UNMARRIED,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **THOMAS R. TENPENNY AND WIFE, WILMA JEAN TENPENNY,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land in the 3rd, formerly the 15th, Civil District of said County, being Lot No. 2 on the Plan of Gilbert Logue's Tract, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, July 1, 1946, as follows:

Beginning on the northerly margin of Lebanon Pike at the southeast corner of the property conveyed to Charles A. Lane and wife, by deed from Gilbert S. Logue, et al., of record in Book 1404, page 48, Register's Office for said County, being the corner of Lots Nos. 1 and 2; thence with the line between said two lots northwardly 185 feet to the southerly line of Lot No. 6; thence with same South 67 deg. 30 min. east 100.5 feet to the westerly line of Lot No. 3; thence with the line between said Lots Nos. 2 and 3 South 25 deg. 15 min. west 190.4 feet to the northerly margin of Lebanon Pike; thence with same westwardly 100 feet to the beginning.

Being part of the same property conveyed to Herschel A. Hearn and wife, Ethel Allison Hearn, by deed from Gilbert S. Logue, Jane Logue, and Sarah Hughes Desch, of record in Book 2084, page 203, said Register's Office. The said Ethel Allison Hearn having predeceased Herschel A. Hearn and Herschel A. Hearn having since died and by his will of record in Will Book 111, page 692, Probate Court Clerk's Office, property was devised to Juanita A. Hearn.

INCLUDED in the above description, but specifically EXCLUDED from this conveyance is that property conveyed to the State of Tennessee by right-of-way deed of record in Book 5247, page 645, said Register's Office, and described as follows:

CHECK
03/21 20.00-
3053

Land in the 3rd, formerly the 15th, Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the Plan of Gilbert Logue's Tract, not of record, described as follows:

Beginning at the point of intersection of the north margin of Lebanon Road (State Route 24), and the east boundary of the Thomas R. Tenpenny property, thence along the said east boundary North 26 degrees 03 minutes East 86 feet more or less to a point, thence along a curve left being at all points 42 feet left of the center of the proposed Lebanon Road eastwardly 103 feet more or less to a point, thence South 26 degrees 03 minutes West 117 feet more or less to a point in the said north margin, thence along the said north margin westwardly 100 feet more or less to the point of beginning and containing 10,275 square feet and being part of the property devised to Juanita A. Hearn under the Will of Herschel A. Hearn, of record in Will Book 111, page 692, County Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. 1985 taxes, prorated and assumed by Grantees.

2. Easement for a water main running along the Lebanon Pike granted Bransford Realty Company of record in Book 722, page 268 and Book 722, page 324, Register's Office for Davidson County, Tennessee.

This is improved property, known as _____
(House Number) (Street)

_____
(P. O. Box) (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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, theirs 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 18 day of February, 1985.

FELIX Z. WILLIAMS II REGISTER DAVIDSON COUNTY, TN
FEB 21 2 58 PM '85
IDENTIFICATION REFERENCE
1.8.4.6.6.4.

Juanita A. Hearn

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 Juanita A. Hearn, unmarried, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of February, 1985.

BARBARA J. HALTOM NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Barbara J. Haltom
Notary Public

My Commission Expires: July 17, 1988

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6497 PAGE 142

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
			5500.00- CAMT.	
			14.30 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	20.80-
3053A02/21/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I: 8: 4: 6: 6: 4:

IDENTIF. REFERENCE

FEB 21 2 30 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 110400