(D)

6427

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March, 1985

Notary Public

MY COMMISSION EXPIRES: 1-18-87

(AFFIX SEAL)

BOOK 6503 PAGE 623

THIS INSTRUMENT WAS PREPARED BY

Buck, Baker & Bramlett, Attys., 7003 Chadwick Drive, Suite 140, Brentwood, Tn. 37027

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
N. Eddie Montgomery David P. Caldwell (NAME)	SAME (NAME)	Map 84-01
7003 Chadwick Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 68
Brentwood TN 37027 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	15DA-52630

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, Sidney S. McAlister and John D. McAlister

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO N. Eddie Montgomery and David P. Caldwell as tenants in common

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:

Land in the 15th Civil District of Davidson County, Tennessee, being part of Lots Nos. 1 and 2 and part of a tract marked "J.B. Armstrong" on the Map of J. B. Armstrong's Division of the Lellyett Tract, as of record in Book 161, page 51, Register's Office for said County, and being Lot No. 1 on the plat of revised Lot No. 1 of the Ernest W. Colbert property, formerly Cornelia Fort, not of record, described according to a survey made by Joel B. Spaulding, Engineer, June, 1960, as follows:

BEGINNING at a monument in the northeasterly margin of Air Park Drive, being the south corner of Lot. NO. 40 on the Plan of Dugger Heights, Section III, as of record in Book 1835, page 54, said Register's Office; thence with the southeasterly line of lot No. 22 and 40 of said Dugger Heights, Section III, North 49° 49' east 402.4 feet to a monument at the common corner of Lots Nos. 21 and 22 of said Dugger Heights, Section III, and Lots Nos. 1 and 3 of said Colbert property; thence with the line between said Lots Nos. 1 and 3, south 39° east 100 feet in the northeasterly margin of said Drive; thence with the same, north 46° 58' west 7.15 feet to the beginning of a curve; thence with the same around a slight curve to the right having a radius of 475 feet, northwesterly 92.85 feet to the beginning.

BEING the same property conveyed to Sidney S. McAlister and John D. McAlister by deed from Ira T. Adams and wife, Martha S. Adams, of record in Book_____, page_____, Register's Office, Davidson County, Tennessee.

CHECK

This is unimproved ( ) improved (X) property, known as Air Park Drive, Nashville, Tn.
(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 1st day of March, 19 85

Sidney S. McAlister

John D. McAlister

5658 03/04 916.50

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STATE OF TENNESSEE
~~Davidson~~ County of WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sidney S. McAlister and John D. McAlister

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 Brentwood, Tennessee, this 1st day of March, 19 85

Commission expires 1-18-87

N. Eddie Montgomery
Notary Public

STATE OF TENNESSEE
Davidson 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 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

SIDNEY S. MCALISTER AND

JOHN D. MCALISTER

TO

N. EDDIE MONTGOMERY AND

DAVID P. CALDWELL

PREPARED BY:
N. EDDIE MONTGOMERY, ATTORNEY
SUITE 140 - 7003 CHADWICK DR.
BRENTWOOD, TN 37072

I 8 6 7 9 1

IDENTIF. REFERENCE

MAR 4 3 47 PM '85

REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____ BOOK 6503 PAGE 625

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

360000.00- CAMT.
910.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 916.50-
5658A03/04/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 6 7 9 1

IDENTIF. REFERENCE

MAR 4 3 47 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 112933