Box 14

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

Billy R. Dean
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF March, 1985.

Notary Public

MY COMMISSION EXPIRES: 10/24/1986

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DENNEY, LACKEY & CHERNAU 218 THIRD AVE NO.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy R. Dean et ux (NAME)	SAME (NAME)	148-215
2617 Windemere Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37214 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, JOE S. MEEKS AND ROY S. SHACKLETT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BILLY R. DEAN AND WIFE, PEGGY L. DEAN

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:

SEE EXHIBIT "A" ATTACHED HERETO.

1:80 1:98

IDENTIFICATION REFERENCE

MAR 19 | 54 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CHECK
This is { } unimproved { }
{ } improved { } property, known as _____
(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 _____ day of _____, 19 85

Joe S. Meeks

Joe S. Meeks

Roy S. Shacklett

Roy S. Shacklett

103419 113.50-

35

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Joe S. Meeks and Roy S. Shacklett

the bargainor s, 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 15th day of March, 19 85.

Commission Expires 10/24/88

[illegible] Notary Public

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___.

Commission Expires _____ _____ Notary Public

WARRANTY DEED

FROM

Joe S. Meeks and

Roy S. Shacklett

TO

Billy R. Dean and

wife, Peggy L. Dean

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2, "Antioch Commercial P.U.D.", Section One, as of record in Book 5190, page 667, Register's Office for said County, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Joe S. Meeks and Roy S. Shacklett by deed from James D. Haley and wife, Alice O. Haley of record in Book 6474, page 720, said Register's Office.

The property herein described is conveyed subject to the following:

1. 1985 Metropolitan Government taxes.

2. Easements for the construction, maintenance and operation of a system of sewerage conveyed by deed from Robert E. Rader and wife, Maebell P. Rader to Banner Construction Company, a Tennessee corporation, dated July 9, 1962, of record in Book 3404, page 519, said Register's Office. (May or may not affect subject property)

3. Easement for the purpose of an access road and a 20' sewer line easement conveyed by deed from Robert E. Rader and wife, Maebell P. Rader to the First Suburban Water Utility District of Davidson County, Tennessee (Radnor Water District), dated August 23, 1963, of record in Book 3615, page 194, said Register's Office. (May or may not affect subject property.)

4. Sanitary sewer easement and a temporary construction easement conveyed by deed from Gatewood Development Company, Inc. to the First Suburban Water Utility District of Davidson County, Tennessee, (Radnor Water District), dated November 25, 1970, of record in Book 4505, page 690, said Register's Office. (May or may not affect subject property.)

5. Sanitary Sewer and/or Storm Drainage easements conveyed by deed from James D. Haley to Metropolitan Government of Nashville and Davidson County, Tennessee, dated October 17, 1977, of record in Book 5211, page 369, said Register's Office. (May or may not affect subject property.)

6. Maintenance Agreement by James D. Haley, Joe S. Meeks and Roy S. Shacklett, dated December 14, 1984, of record in Book 6450, page 100, said Register's Office.

7. The Plan of record in Book 5190, page 667, said Register's Office.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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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

40000.00- CAMT.
104.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK: 113.50-
0035A03/19/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.D. 1.98

IDENTIF. REFERENCE

MAR 19 1 56 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 117181