THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Hugh Trigg, Trustee c/o Jim Gracy BCA Realtors # 2 International Plaza Bldg., Suite 219 Nashville, TN 37217	Same	119-9 128 6DA-17396

WARRANTY DEED BOOK 6531 PAGE 400

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ben L. Dyer and wife, Terry L. Dyer,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Hugh Trigg, Trustee with full power to sell, mortgage or otherwise encumber without the joinder of any beneficiary,

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 11 on the plan of McLean Subdivision, of record in Book 421, page 130, Register's Office for said County.

SAID Lot No. 11 fronts 50 feet on the southwesterly margin of Nolensville Road or Pike and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Ben L. Dyer, unmarried, by deed from Ben E. Carmack and wife, Carrena J. Carmack, of record in Book 6331, page 552, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Ben F. Carmack and wife, Carrena J. Carmack, of record in Book 6331, page 555, Register's Office for Davidson County, Tennessee.

Subject to two Federal Tax Liens against Ben L. Dyer of record in book 6178, page 411, and Book 6191, page 385, both in the Register's Office for Davidson County, Tennessee.

This is (~~xxx~~)improved property, known as 2805 Nolensville Road, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 8th day of April, 19 85.

Ben L. Dyer

Terry L. Dyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of April, 19 85, before me personally appeared Ben L. Dyer and Terry L. Dyer, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6531 PAGE 401

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 60,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 8th day of April, 19 85.

My Commission Expires: 10-24-88

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

19 5 8 5 2

IDENTIF. REFERENCE

APR 11 10 51 AM '85

DAVIDSON COUNTY, TN

CHECK

WARRANTY DEED

from:
BEN L. DYER ET UX

to:
HUGH TRIGG, TRUSTEE

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157 dp
(TN-23475)

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6531 PAGE 402

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
			60000.00-	CAMT.
			156.00	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	162.50-
7147A	04/11/85		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 95852

IDENTIF. REFERENCE

APR 11 10 51 AM '85

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 124105