THIS INSTRUMENT PREPARED BY INFORMATION SUPPLIED BY THE PARTIES

WARRANTY DEED

This Instrument Prepared by:
Robert L. Callis
Attorney at Law
P.O. Box 726
Mt. Juliet, TN 37122-0726
(615) 758-5832

Mail

BOOK 6543 PAGE 389

ADDRESS OF NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP—PARCEL NUMBERS
Earl D. Wheeler (NAME)	Earl D. Wheeler (NAME)	Map 8
7632 Bidwell Road (STREET ADDRESS OR ROUTE NUMBER)	7632 Bidwell Road (STREET ADDRESS)	Parcel 103
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Joelton, TN 37080 (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, EVA KNOPP, a single person,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EARL D. WHEELER, a single person

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 Davidson County, Tennessee, being Lot 5 and the southerly part of Lot 4 on a Boundary Survey of Alice T. Baxter Farm, not of record, and described according to a survey of Robert H. Cummings, dated August 22, 1977, as follows:

Beginning at an iron pin at the center line of Bidwell Road, at a point 685 feet, more or less, southerly from the center line of Baxter Road; thence with the center line of the same South 9° 37' West 200.67 feet to an iron pin; thence continuing along said center line South 5° 48' West 100 feet to an iron pin; thence leaving said Bidwell Road and along the northerly line of Earl D. Wheeler and wife, property of record in Book 4132, Page 840, Register's Office for said County, South 84° 12' East 643.40 feet to an iron pin; thence along the westerly line of the David M. Regen property of record in Book 4254, Page 57, and the Ruth C. Seaman property of record in Book 4974, Page 203, said Register's Office, North 22° 59' West 276.36 feet to an iron pin; thence continuing along the westerly line of said property North 16° 06' West 56.63 feet to an iron pin; thence along the southerly margin of C. J. Meeks and wife, and J.R. Phelps property of record in Book 4773, Page 942, said Register's Office, North 83° 32' West 475.88 feet to the point of beginning.

Including in this conveyance is a 1973 12' X 60' mobile home which is now a part of the real property. It is understood that said mobile home is taken as is, and no warranties are made by Grantor.

Being the same property conveyed to Eva Knopp by deed of record in Book 5557, Page 717, Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 7632 Bidwell Raod, Joelton, TN 37080.

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, successors, assigns 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.

POSSESSION TO BE GIVEN date of deed.

EXECUTED ON THIS THE 24th DAY OF April, 19 85.

Eva Knopp
EVA KNOPP

STATE OF TENNESSEE, WILSON COUNTY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, EVA KNOPP

the within named bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

BOOK 543 PAGE 390

Witness my hand and seal at office in Mt. Juliet, Tennessee, this 24th day of April, 19 85.

Commission Expires: 6-12-85

Marilyn Sutherland
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE, WILSON COUNTY

Before me, the undersigned authority of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged _____ self to be _____ of _____, the within name bargainor, a corporation, and that _____ as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

WITNESS my hand and seal, at office at in _____, Tennessee, this _____ day of _____, 19__.

My Commission Expires: _____

_____
Notary Public

J0012 8

IDENTIF. REFERENCE

APR 29 10 48 AM '85

REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
Eva Knopp

TO
Earl D. Wheeler

MAIL —
Robert L. Callis
Attorney at Law
P.O. Box 726
Mt. Juliet, TN 37122-0726

STATE OF TENNESSEE
COUNTY OF WILSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $25,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Earl D. Wheeler
Affiant

Subscribed and sworn to before me this the 24 day of April, 19 85

My Commission Expires: 6-12-85

Marilyn Sutherland
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

3355

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6543 PAGE 391

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

25000.00- CAMT.
65.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 71.50-
2368A04/29/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J0012G

IDENTIF. REFERENCE

APR 29 10 48 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 129195