FILE IN BOX #4

148-6-148, 149, 150, 151
148-7-160, 183, 184, 185, 186,
187, & 188

This Instrument prepared by Porch, Peeler, Williams, Thomason & Bradley, 102 South Court Square, Waverly, Tennessee 37185

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6543 PAGE 938

The actual consideration or value, whichever is greater, for this transfer is $ 165,000.00 .

Katherine Goodson
Affiant

Subscribed and sworn to before me this the 26th day of April, 1985.

My Commission Expires: 2/19/88

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
Robin J. York	"Owners"
(Name)	(Name)
1721 Indian Hills Road	
(Street Address)	(Street Address)
Lebanon, Tennessee 37087	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

WARRANTY DEED

For and in consideration of the sum of One Hundred Sixty Five Thousand Dollars ($165,000), cash in hand paid by Robin J. York and wife, Debra Lynn York, the receipt and sufficiency of which is hereby acknowledged, I, PRESTON HOOPER, this day have bargained and sold and by these presents do transfer and convey unto the said ROBIN J. YORK and wife, DEBRA LYNN YORK, their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee and being more particularly described as follows, to-wit:

TRACT NO. I:

A certain tract or parcel of land lying and being situated in the First Civil District of Davidson County, Tennessee and being more particularly described as follows:

BEING Lot No. 18 on the Plan of the Resubdivision of Reserve Parcel "E" Mangum Heights and Lot 17 and Reserve Parcel "B" Bakertown Gardens, Section Two, of record in Book 6050, Page 139, Register's Office for said County, to which said plan reference is hereby made for a more complete legal description.

BEING part of the same property conveyed to Preston Hooper by Deed from Zolton J. Bokor, of record in Book 6345, Page 879, Register's Office for Davidson County, Tennessee.

04/25/85 1:00 CHECK

2596

Prepared By:
Anderson-Delk & Associates, Inc.
618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211

RECEIVED
FEB 1 0 1995
T L WILLIAMS

TRACT NO. II:

LEGAL DESCRIPTION

Being a 3.328 more or less, acre tract of land lying in the First Civil District of Davidson County, Tennessee, and being the Reserve Parcel A and a portion of Reserve Parcel B on the plat of Cherokee Hills Section Nine, as of record in Plat Book 4300, Page 135, Register's Office Davidson County, Tennessee and also being a portion of the Wesley Johnston Property which is of record in Book 5984, Page 143 Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing monument lying on the Westerly margin of the right of way of Bakertown Road, said monument being the most North Easterly corner of lot 8 of the Bakertown Gardens Section One Subdivision, which is of record in Plat Book 5800, Page 135, Register's Office Davidson County, Tennessee; thence leaving said right of way, and with the common line of said Bakertown Gardens Section One Subdivision and the herein described tract, South 84 degrees, 59 minutes, 10 seconds West a distance of 129.85 feet to an existing iron pin; thence leaving said Bakertown Gardens Section One, and with the common line of Bakertown Gardens Section Two Subdivision which is of record in Plat Book 6250, Page 147 Register's Office Davidson County, Tennessee, and the herein described tract, North 68 degrees, 19 minutes, 20 seconds West a distance of 74.95 feet to an existing iron pin; thence with said Bakertown Gardens Section Two Subdivision, North 31 degrees, 15 minutes, 57 seconds West, a distance of 215.22 feet to an existing iron pin; thence leaving said Bakertown Gardens Section Two Subdivision, and with the common line of Mangum Heights Subdivision, which is of record in Plat Book 2330, Page 147 Register's Office Davidson County, Tennessee, and the herein described tract, North 0 degrees, 13 minutes, 10 seconds West a distance of 113.14 feet to an existing monument; thence leaving said Mangum Heights Subdivision, and with the common line of the Bobby Dyson Property, which is of record in Book 3872, Page 21, and the herein described tract North 0 degrees, 20 minutes, 24 seconds a distance of 40.22 feet to an existing iron pin; thence with the aforesaid property, North 7 degrees, 44 minutes, 21 seconds East a distance of 8 feet to a point; thence leaving said Bobby Dyson Property, South 82 degrees, 15 minutes, 39 seconds East a distance of 89.15 feet to a point; thence North 40 degrees, 55 minutes, 32 seconds East a distance of 63.34 feet to a point; thence North 83 degrees, 19 minutes, 26 seconds East a distance of 84.12 feet to a point; said point being on the Westerly margin of the right of way of the proposed Bakertown Road; thence with said Westerly margin of the right of way of the proposed Bakertown Road and with a curve to the right, having a radius of 433.78 feet, a chord bearing of North 0 degrees, 34 minutes, 12 seconds East, a chord distance of 35.78 feet to a point; thence continuing with the said Westerly margin of the right of way of proposed Bakertown Road, North 2 degrees,

56 minutes, 00 seconds East a distance of 104.05 feet to a point, said point being the return of a 25 foot fillet curve to the left; thence with said Westerly margin of the right of way of proposed Bakertown Road and with a fillet curve to the left, having a radius of 25 feet, a chord bearing of North 41 degrees, 17 minutes, 48 seconds West, a chord distance of 34.88 feet to a point, said point lying on the Southerly margin of the right of way of Ezell Road; thence leaving said right of way of proposed Bakertown Road, and with said Southerly margin of the right of way of Ezell Road, South 85 degrees, 31 minutes, 37 seconds East a distance of 58.35 feet to an existing monument; thence leaving said right of way of Ezell Road, and with the common line of the W.K. Overby Property, which is of record in Book 1557, Page 328, and the herein described tract, South 5 degrees, 05 minutes, 33 seconds East a distance of 271.16 feet to an existing iron pin; thence continuing with the said W.K. Overby Property North 80 degrees, 38 minutes, 39 seconds East a distance of 160.67 feet to an existing monument; thence South 48 degrees, 13 minutes, 56 seconds East, a distance of 17.60 feet to an existing monument; thence leaving the said W.K. Overby Property, South 59 degrees, 22 minutes, 55 seconds East a distance of 99.37 feet to an existing monument; said monument being the most Northerly common point of lot 927 and reserved parcel "A" on the said plat of Cherokee Hills Section Nine; thence with the most North Westerly line of lot's 927 and 928 on the plat of Cherokee Hills Section Nine, South 34 degrees, 22 minutes, 22 seconds West a distance of 158.19 feet to an existing iron pin, said iron pin being the most North Easterly corner of lot 929 on the plat of Cherokee Hills Section Nine; thence with the Northerly line of said lot 929, South 76 degrees, 49 minutes, 45 seconds West a distance of 105.32 feet to an existing monument lying on the Easterly margin of the dedicated right of way of Bakertown Road; thence with the said Easterly margin of the dedicated right of way of Bakertown Road and with a curve to the left, having a radius of 732.40 feet, a chord bearing of North 14 degrees, 19 minutes, 28 seconds West, a chord distance of 29.43 feet to a point, thence with the said Easterly margin of the dedicated right of way of Bakertown Road, North 15 degrees, 28 minutes, 32 seconds West a distance of 170.52 to a point; thence leaving the said Easterly margin of the dedicated right of way of Bakertown Road, South 80 degrees, 38 minutes, 39 seconds West a distance of 12.70 feet to an existing iron pin; thence South 5 degrees, 24 minutes, 33 seconds East a distance of 70.76 feet to a point; thence South 15 degrees, 28 minutes, 33 seconds East a distance of 102.20 feet to a point, said point lying on the centerline of the dedicated Bakertown Road; thence with said centerline of the dedicated Bakertown Road and with a curve to the right having a radius of 707.40 feet, a chord bearing of South 10 degrees, 13 minutes, 39 seconds East, and a chord distance of 129.42 feet to a point, thence leaving said centerline of the dedicated Bakertown Road, South 85 degrees, 01 minutes, 17 seconds, West a distance of 25 feet to the point of beginning; containing 3.328 more or less acres.

BEING part of the same property conveyed to Preston Hooper by Deed from Wesley Johnston and wife, Barbara Ann Johnston, of record in Book 6405, Page 231, said Register's Office, and by Deed from Theodore H. Porter, Trustee, of record in Book 6406, Page 736, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any applicable zoning or subdivision regulations of the Metropolitan Government of Nashville and Davidson County, Tennessee and any and all restrictive covenants on the Bakertown Gardens Subdivision, Section Two, and Section Three, as may be applicable.

This conveyance is made further subject to a restrictive covenant real running with the land that any and all improvements constructed upon the said property shall be of brick construction.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging unto the said ROBIN J. YORK and wife, DEBRA LYNN YORK, their heirs and assigns, forever. And I do covenant with the said ROBIN J. YORK and wife, DEBRA LYNN YORK, that I am lawfully seized and possessed of the said land in fee simple and have a good right to convey it and the same in unencumbered.

I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title to the said land to the said ROBIN J. YORK and wife, DEBRA LYNN YORK, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand on this 16th day of ~~March~~ April, 1985.

J00303

IDENTIF. REFERENCE

APR 29 2 31 PM '85

REGISTER'S OFFICE DAVIDSON COUNTY, TN

Preston Hooper

STATE OF TENNESSEE)
)
COUNTY OF HUMPHREYS)

MARY JANE HARRISON NOTARY PUBLIC HUMPHREYS COUNTY, TENN.

Personally appeared before me, the undersigned Notary Public in and for the County and State aforesaid, the within named PRESTON HOOPER, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing Warranty Deed for the purposes therein contained.

Witness my hand and official seal at office in McEwen, Tennessee on this 16th day of ~~March~~ April, 1985.

Mary Jane Harrison
Notary Public

My commission expires:

My Commission Expires July 19 1987

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6543 PAGE 942

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

16500.00- CONT.
429.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 441.50-
2596A04/29/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 0 3 0 3

IDENTIF. REFERENCE

APR 29 2 31 PM '85

REGISTER
DAVIDSON COUNTY, TN

No. 129421