This instrument prepared by Douglas R. Berry, Attorney, 917 Two Mile Parkway, P.O. Box 976, Goodlettsville, TN 37072

WARRANTY DEED

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THIS INSTRUMENT PREPARED BY
DOUGLAS R. BERRY
ATTORNEY
917 TWO MILE PARKWAY
P.O. BOX 976
GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF May, 19 85

Notary Public

MY COMMISSION EXPIRES: October 19, 1986

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MIKE SUGGS, et al (NAME)	OWNER (NAME)	21
425 E. Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	216
Madison, Tennessee 37115 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	14D 41385

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, J. R. BOYTE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MIKE SUGGS and JOE L. WALL

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:

TRACT I: Beginning at a point in the easterly edge of Knipfer Road, same being the southwest corner of a 150-foot lot conveyed to J. R. Boyte on September 30, 1960; thence leaving said road and running with the south line of said lot, South 88° 40' East 200 feet to a point; thence South 5° East 100 feet to an iron pin; thence North 88° 40' West 200 feet to an iron pin in the easterly edge of Knipfer Road; thence northerly with the easterly edge of said Knipfer Road 100 feet to the beginning.

Being the same property conveyed to J. R. Boyte by deed from Lawrence Boyte and wife, Augusta Boyte, of record in Book 4301, page 940, Register's Office for Davidson County, Tennessee.

TRACT II: Beginning at a point in the easterly edge of Knipfer Road in the extreme northwest corner of the Boyte Land and running thence South 88° 40' East 200 feet to a point in the north line of the Boyte Land; thence South 5° East 150 feet to an iron pin; thence North 88° 40' West 200 feet to an iron pin in the easterly edge of said Knipfer Road; thence northerly with the easterly edge of Knipfer Road 150 feet to the beginning.

Being the same property conveyed to J. R. Boyte by deed from Lawrence Boyte and wife, August Boyte, of record in Book 4301, page 936, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is 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 6th day of May, 19 85

J. R. BOYTE MARY ELLEN BOYTE

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. R. Boyte AND Mary Ellen Boyte

the bargainor ____, 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 Goodlettsville Tennessee, this 6th day of May, 19 85.

Commission Expires October 19, 1986 _____ Notary Public.

STATE OF _____

_____ 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 purpose 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 _____, Tennessee. on this the _____ day of _____, 19____

My commission expires _____ _____ Notary Public

J02540

IDENTIF. REFERENCE

MAY 7 11 38 AM '85

REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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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

6500.00- CONT.
16.90 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 23.40-
5330A05/07/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J02540

IDENTIF. REFERENCE

MAY 7 11 38 AM '85

DAVIDSON COUNTY, TN

No. 132079