WARRANTY DEED

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

BOOK 6551 PAGE 347

ADDRESS OF NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP—PARCEL NUMBERS
Gary Lee Follis (NAME)	C & S Commercial Corp. (NAME)	Map-75-7
4416 Andrew Jackson Parkway (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 656 (STREET ADDRESS)	Parcel-26
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Tucker, Georgia 30085-0656 (CITY) (STATE) (ZIP)	4D-24260

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, SAMUEL C. BRADSHAW and wife, CAROL BRADSHAW,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GARY LEE FOLLIS and wife, MELVA LOU FOLLIS, as tenants by the entireties,

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 No. 93 on Plan of Tulip Grove, Section 2, as of record in Book 3700, page 122, Register's Office for Davidson County, Tennessee.

Said Lot No. 93 fronts 93.0 feet on the northwesterly side of Andrew Jackson Parkway and runs back 195.43 feet on the southwesterly line and 169.91 feet on the northeasterly line, to a broken line in the rear which measures 122.77 feet thereon.

Being the same property conveyed to Samuel L. Bradshaw and wife, Carol Bradshaw by deed of record in Book 5666, Page 230, Register's Office of Davidson County, Tennesse.

This conveyance is subject to:
(1) Setback lines, easements and other encumbrances contained in the Plan of Tulip Grove, Section 2, of record in Plat Book 3700, Page 122, Register's Office of Davidson County, Tennessee.
(2) Restrictive covenants for Tulip Grove, Section 2, of record in Book 4134, Page 51, Register's Office of Davidson, County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4416 Andrew Jackson Parkway, Hermitage, TN 37076

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 22 DAY OF April, 19 85

Samuel C. Bradshaw
SAMUEL C. BRADSHAW

Carol Bradshaw
CAROL BRADSHAW

05/30 10:20- CHECK

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STATE OF ARIZONA, ~~MARICOPA~~ **COUNTY** BOOK 6551 PAGE 348

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, SAMUEL C. BRADSHAW and wife, CAROL BRADSHAW the within named 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 seal at office in Phoenix, Arizona this 22nd day of April, 1985.

Commission Expires: My Commission Expires Mar. 2, 1989

Notary Public

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

WARRANTY DEED

FROM
SAMUEL C. BRADSHAW
and wife,
CAROL BRADSHAW

TO
GARY LEE FOLLIS
and wife,
MELVA LOU FOLLIS

J0270 6

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IDENTIF. REFERENCE

MAY 8 9 23 AM '85

REGISTER
DAVIDSON COUNTY, TN

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 $74,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Gary L. Follis
Affiant

Subscribed and sworn to before me this the 23rd day of April, 1985.

My Commission Expires: 6-12-85

Notary Public

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			74500.00-	CAMT.
			193.70	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 200.20-
5524A05/08/85				BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 2 7 0 6

IDENTIF. REFERENCE

MAY 8 9 23 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 132262

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