THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

mail

WARRANTY DEED

BOOK 6554 PAGE 977

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Eugene R. Bausell, ETAL 8276 Old Springfield Hwy Goodlettsville, Tn. 37072	Same as new owners	Map 7 Parcel 24 10D-18325

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, ALLEN D. WILEY and wife, EMILY A. WILEY, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said EUGENE R. BAUSELL and RANNAH CLIBURN, as tenants in common, hereinafter referred to as 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 the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, being Lot No. 9 on the unrecorded plan of the subdivision of the W. H. Tinnon 11.99 acre tract, not of record.

BEGINNING at an iron spike in the center of the Old Dickerson-Springfield Pike, the S.W. corner of the Maurice P. Frey property and the S.E. corner of Lot #9; thence N. 47° W. 187.0 feet with the center of the road to a point (an iron pin set on the east side of road as a reference to. corner); thence, N. 38° 30 min. E. 320 feet (crossing the above mentioned iron pin) to an iron pin the corner being the N.W. corner of Lot #9 and the N.E. corner of Lot #10; thence S. 53° E. 74.0 feet to an iron pin in the Maurice P. Frey west line; thence S. 20° W. 360.0 feet (with Frey's west line) to a spike in the road, the point of beginning, containing 0.99 acres, more or less.

Being part of the same property conveyed to Allen D. Wiley and wife, Emily A. Wiley, by deed from Frank D. Wiley and wife, Anita H. Wiley, of record in Book 5733, page 875, Register's Office, Davidson County, Tennessee.

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, the GRANTORS, 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 warrant that the same is unencumbered, except 1985 State and County taxes, prorated and assumed in full by GRANTEES.

And We, the GRANTORS, 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.

WITNESS our hands on this the 9 day of May, 1985.

ALLEN D. WILEY

EMILY A. WILEY

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 ALLEN D. WILEY and wife, EMILY A. WILEY, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 9th day of May, 1985.

NOTARY PUBLIC

My Commission Expires: 1-1988

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $47,900.00.

Eugene R. Bandy
Affiant

Sworn to and subscribed before me, this the 9th day of May, 1985.

Deanne M. Catley
NOTARY PUBLIC

My Commission Expires: 1-1988

STATE OF TENNESSEE NOTARY PUBLIC DIANNE M. CATLEY

J.D. 3895

IDENTIF. REFERENCE

MAY 13 12 15 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

MAIL ERC

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

RECEIVED OF _____ BOOK 6554 PAGE 980

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
			47900.00- CAMT.	
			124.54 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	134.04-
7018A	05/13/85	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J.O. 3895

IDENTIF. REFERENCE

MAY 13 12 38 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 133719