BOOK 6560 PAGE 648

FILE BOX A

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~15,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May 19 85

Notary Public

MY COMMISSION EXPIRES: 10-20-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

GREGORY M. GALLOWAY - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Joe Nelson Smith (NAME)	OWNER (NAME)	MAP 15
7174 Whites Creek Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PART OF
Joelton, TN 37080 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	PARCEL 57

FOR AND 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, Charles P. Sanford and wife, Christine C. Sanford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe Nelson Smith, unmarried

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.

A part of the 59 acres, more or less, conveyed to Mary Louis Vidale by Warranty Deed from B. F. Binkley on October 17, 1944, as of record in Book 1309, Page 18, Register's Office for Davidson County, Tennessee and said part of said land is described according to an unrecorded plat made by Cummings Surveying Company on June 5, 1967, and described according to said survey as follows:

Being Lot No. 2 on said plan, described as follows: Beginning at an iron pin in the easterly margin of Whites Creek Pike, said point being 860 feet southeasterly corner of Whites Creek Pike and Morgan Road, in the 14th Civil District of Davidson County, Tennessee; thence South 86 deg. East 685.5 feet more or less, to an iron pin; thence southerly 195.0 feet, more or less, to an iron pin, the southeasterly corner of Lot No. 2 on said plan; thence North 86 deg. West 651.0 feet, more or less, to an iron pin, the southwesterly corner of Lot No. 2 on the said plan; thence northwesterly and along the easterly side of Whites Creek Pike 195.0 feet, more or less, to an iron pin, the point of beginning, said land containing 3.2 acres, more or less.

BEING the same property conveyed to Charles P. Sanford and wife, Christine C. Sanford by deed from Mary Louise Vidale, of record in Book 4148, Page 110, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4148, Page 110, Register's Office for said County.

This is unimproved ( ) unimproved (XX) property, known as Whites Creek Pike, (House Number) (Street) Joelton, TN (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 heir 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 covey 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 15th day of May, 1985

Christine C. Sanford

Christine C. Sanford

Charles P. Sanford

Charles P. Sanford

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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 Charles P. Sanford and wife, Christine C. Sanford

the bargainor s, with whom I am personally acquainted/(or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of May, 19 85.

Commission expires 10-20-85

Notary Public

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes 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 _____ on this the _____ day of _____ 19_____

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Charles P. Sanford
Christine C. Sanford

TO

Joe Nelson Smith

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

GREGORY M. GALLOWAY
ATTORNEY AT LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

J 0 6 0 6 5

IDENTIF. REFERENCE

MAY 20 10 44 AM '85

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

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

15000.00- CAMT.
39.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 45.50-
9554A05/20/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 6 0 6 5

IDENTIF. REFERENCE

MAY 20 10 44 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 136195