This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
Trabue, Sturdivant & DeWitt
26th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

Address New Owner(s):
Mr. and Mrs. Walter D. England
623 Franklin Rd Dr.
Franklin, Tenn 37064

Send Tax Bills to:
New Owner

Map: 53-12
Parcel: 201
Field Book: LW-330

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, REGENCY PROPERTIES, a sole proprietorship of William E. Crook, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to WALTER D. ENGLAND and EARLENE S. ENGLAND, (the "Grantees"), their heirs and assigns, the following described land in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being the southeast part of Lot No. 23 of Section 2 of the Life & Casualty Insurance Company's Subdivision of Dabbs and Elliott's property, as of record in Book 843, page 56, said Register's Office, described according to survey made by John M. Sullivan, Civil Engineer, August 15, 1957, as follows:
>
> Beginning on the northerly margin of Old Hickory Boulevard at an iron pin at the corner of Lots Nos. 22 and 23; thence with the line between said two lots north 41 deg. 31 min. east 150 feet to an iron pin; thence north 48 deg. 28 min. west 140 feet to an iron pin; thence south 41 deg. 31 min. west 150 feet to the northerly margin of Old Hickory Boulevard; thence with said Boulevard south 48 deg. 28 min. east 140 feet to the beginning.
>
> INCLUDED in the above description, but specifically EXCLUDED from this conveyance is that property conveyed to State of Tennessee by right-of-way deed of record in Book 4986, page 496, said Register's Office.
>
> Being the same property conveyed to Regency Properties, a proprietorship, by deed from Delta Marketing Company, of record in Book 5902, page 524, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1985 taxes which have been prorated and assumed by the Grantees and (2) Easements of record in Book 924, page 121 and Book 5430, page 457.

This is improved property known as 3143 Hadley Avenue, Old Hickory, Tennessee 37138, (3325 Old Hickory Boulevard).

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees and their heirs and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17 day of May, 1985.

WILLIAM E. CROOK, by John W. Nelley, Jr., his attorney-in-fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 17 day of May, 1985, before me personally appeared John W. Nelley, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of William E. Crook acknowledged that he executed the same as the free act and deed of said William E. Crook.

Notary Public

My Commission Expires: 10-24-88

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $49,401.00.

Affiant

Subscribed and sworn to before me, this 20th day of May, 1985.

Notary Public

My Commission Expires: Dec. Rg.

J 0 6 2 4 6

IDENTIF. REFERENCE

MAY 20 2 54 PM '85

REGISTER DAVIDSON COUNTY, TN

RUSH

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

RECEIVED OF _____

FOR _____ BOOK 6561 PAGE 84

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

49401.00- CAMT.
128.44 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 134.94-
979|A05/20/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 6 2 4 6

IDENTIF. REFERENCE

MAY 20 2 54 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 136429