Address New Owner as follows:

Melvin W. Teasley
Box 12
Joelton, TN 37080

Send tax bills to:

New Owner

Map & Parcel

Map 9
P/O 36 + 39
14D -29043

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, Rosemary A. Felts, a one-half (1/2) undivided interest, unmarried, and Margaret B. Larkin, a one-half (1/2) undivided interest, unmarried, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said Melvin W. Teasley, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated October 4, 1984, and known as Job No. 84-237 as follows:

TRACT 7: Beginning at an iron pin in the Westerly margin of Wilkenson Road at the Southeast corner of this tract and being 1422.62 feet Northwardly from the Northern line of the John W. Kincor property of record in Deed Book 5079, page 173, R.O.D.C., Tn., as measured along the margin of Wilkenson Road; thence leaving said road S 87 degrees 41' 56" W 967.39 feet to an iron pin; thence N 02 degrees 27' 17" W 235.00 feet to an iron pin; thence N 87 degrees 41' 56" E 894.94 feet to an iron pin in the margin of said Wilkenson Road; thence with margin of the road the following calls: S 14 degrees 20' 34" E 10.00 feet to a point; thence S 17 degrees 56' 57" E 63.24 feet to a point; thence S 20 degrees 15' 56" E 129.60 feet to a point; thence S 21 degrees 05' 28" E 43.35 feet to the point of beginning, containing 5.01 acres more or less.

TRACT 7A: Beginning at a point in the Easterly margin of Wilkenson Road being N 87 degrees 41' 56" E 52.81 feet from the Southeast corner of Tract 7 described above, thence leaving said road N 87 degrees 41' 56" E 131.13 feet to a point in the center of Sulphur Branch; thence with the center of said Branch the following calls: N 20 degrees 35' 24" W 54.03 feet to a point; thence N 32 degrees 36' 24" W 212.78 feet to a point leaving said Branch S 87 degrees 41' 56" W 81.42 feet to a point in the margin of said road; thence with said road the following calls: S 17 degrees 56' 57" E 58.38 feet to a point; thence S 02 degrees 15' 56" E 128.23 feet to a point; thence S 21 degrees 05' 28" E 60.01 feet to the point of beginning, containing 0.61 acres more or less.

Being the same property title to which was vested in Rosemary A. Felts, a one-half undivided interest, and Margaret B. Larkin, a one-half undivided interest, by decree of the Chancery Court for Davidson County, Tennessee, in the action of Felts and Larkin v. Armstrong, File No. 75865, Minute Book 297, page 559, and recorded in Book 6526, page 482, Registers Office for Davidson County, Tennessee.

This property is conveyed subject to useage easement of record in Book 3918, Page 770, said Register's Office and easement for flow of any creeks or branches on the property.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

This is unimproved property known as Tract 7, Wilkenson Road, Joelton, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Melvin W. Teasley, his heirs and assigns forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good right to convey it and that the same is unencumbered, unless otherwise herein set out.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 21st day of May, 1985.

J 0 7 2 0 2

T. IDENTIF. REFERENCE

MAY 23 3 13 PM '85

REGISTER DAVIDSON COUNTY, TN

Rosemary A. Felts
Rosemary A. Felts

Margaret B. Larkin
Margaret B. Larkin

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rosemary A. Felts, a one-half (1/2) undivided interest, unmarried, and Margaret B. Larkin, a one-half (1/2) undivided interest, unmarried, the within named bargainors 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 on this the 21st day of May, 1985.

Linda Warden
NOTARY PUBLIC

My commission expires: My Commission Expires April 17, 1988

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $8,900.00.

M. W. Tinsley
Affiant

Subscribed and sworn to before me this the 21st day of May, 1985.

Linda Warden
NOTARY PUBLIC

My commission expires: My Commission Expires April 17, 1988

This instrument was prepared by:
TOM G. COLEMAN, JR., ATTORNEY
Coleman Real Estate Closing Service, Inc.
9000 East Church Street
Brentwood, TN 37027

543

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 6564 PAGE 73

RECEIVED OF _____

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
			8900.00- CAMT.	
			23.14 CSTAX	
			.50 MSTAX	
	VB		.50- MSTAX	
			.50 PRFEE	
			6.00 WDECD	
			CHECK	29.64-
0979A05/23/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 7 2 0 2

IDENTIF. REFERENCE

MAY 23 3 13 PM '85

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 137586