Feb 74

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) BOOK 6565 PAGE 47

1335

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Calvin D. Dunham, Jr.
Affiant

Subscribed and sworn to before me, this 24th day of May, 1985.

Notary Public

My Commission expires: 7-18-87

This instrument prepared by:
GULLETT, SANFORD & ROBINSON
230 Fourth Avenue North
Nashville, Tennessee 37219

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Calvin D. Dunham, et ux. 8161 McCrory Lane Kingston Springs, TN 37082	SAME	140-000-039 9D 16985

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSEPH G. ERWIN, JR., UNMARRIED,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CALVIN D. DUNHAM AND WIFE, JAMIE B. DUNHAM,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 9th Civil District of Davidson County, Tennessee, and described according to a survey dated May 9, 1979, by Howard S. Dickinson, Inc., Registered Land Surveyor #805, as follows:

Beginning at an iron pin in the southerly margin of McCrory Lane and said pin being approximately 1400 feet from the McCrory Lane exit to I-40 in a southeasterly direction; thence North 26 degrees 10 minutes 31 seconds East, 451.47 feet to an iron pin, the point of beginning; thence North 26 degrees 10 minutes 31 seconds East 458.53 feet to an iron pin; thence North 63 degrees 49 minutes 29 seconds West 380.00 feet to an iron pin; thence South 26 degrees 10 minutes 31 seconds West 458.53 feet to an iron pin; thence South 63 degrees 49 minutes 29 seconds East 380.00 feet to the point of beginning containing 4 acres more or less.

Being the same property conveyed to Joseph G. Erwin, Jr., by deed from Alfred C. Farris, III, and wife, Carney O. Farris, of record in Book 5446, page 47, Register's Office for said County.

This conveyance is subject to:

1. 1985 taxes.

MAR 24 2 22 PM '85
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

IDENTIF. REFERENCE

J.O. 7.5.0.0.

2. Easement for transmission lines granted the United States of America, of record in Book 4207, page 514, and Book 4207, page 555, Register's Office for said County.

3. Permanent easement and right-of-way for ingress and egress across property of Alfred C. Farris, III, and wife, Carney O. Farris, of record in Book 5446, page 47, Register's Office for said County.

4. Easement of ingress and egress for the use and maintenance of a spring located on the property of Alfred C. Farris, III, and wife, Carney O. Farris, of record in Book 5446, page 47, Register's Office for said County.

This is improved property, known as 8161 McCrory Lane
(House Number) (Street)

Kingston Springs, Tennessee 37082
(P. O. Box) (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 heirs and assigns, forever; and Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, theirs 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 my hand this 24 day of May, 1985.

Joseph G. Erwin, Jr.

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 Joseph G. Erwin, Jr., the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of May, 1985.

Notary Public

My Commission Expires: 7-18-87

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
			250000.00- CAMT.	
			650.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	656.50-
			1335A05/24/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J.O. 7500

IDENTIF. REFERENCE

MAY 24 2 08 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 137932