WARRANTY DEED

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,120.38

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June, 19 85

Notary Public

MY COMMISSION EXPIRES: October 19, 1986

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
G. M. GADDY, JR. (NAME)	THE KISSELL COMPANY (NAME)	29
4100 Bernard Road (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	16
Joelton, Tn. 37080 (CITY) (STATE) (P. O. ZIP)	Springfield, Ohio 45501 (CITY) (STATE) (ZIP)	14D 40720

FOR AND IN 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, DONALD W. COBB and wife, REGINA F. COBB

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO G. M. GADDY, JR.

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 tract of land in the 14th formerly the 24th Civil District of Davidson County, Tennessee, being part of Lot No. 6 on the Plan of the Eberlee Lands, not of record, described according to a survey made by John Setter, March, 1946, as follows:

Beginning at the intersection of the center lines of Bernard and Knipfer Roads; thence with the center of Knipfer Road, North 5° East 417.8 feet; thence westerly 104.6 feet to the northeast corner of the property conveyed to Charles Arrington by deed from C. B. Arrington and wife, of record in Book 1578, page 349 and rerecorded in Book 1578, page 413, said Register's Office; thence with Charles Arrington's easterly line South 5° West 417.8 feet to the center of Bernard Road; thence with the center of said Road easterly 104.6 feet to the beginning, containing one acre, more or less.

Being the same property conveyed to Donald W. Cobb and wife, Regina F. Cobb, by deed from James A. Arrington and wife, Donna Arrington, of record in Book 5574, page 64, Register's Office for Davidson County, Tennessee.

Grantee assumes the obligation to pay the remaining balance of a note to The Kissell Company, secured by a deed of trust of record in Book 5574, page 67, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 4100 Bernard Road, Joelton, Tennessee 37080
(House Number) (Street) (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 heirs 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 convey 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 12th day of June, 19 85

Donald W. Cobb

DONALD W. COBB

REGINA F. COBB

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald W. Cobb and Regina E. Cobb

the bargainor S, with whom I am personally acquainted, and who acknowledged that the executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 12th day of June, 19 85

Commission Expires October 19, 1986 _____, Notary Public.

STATE OF _____
_____ County

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, a corporation, and that { he / they } as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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

J 1 3 3 9 6

IDENTIF. REFERENCE

JUN 17 9 43 AM '85

FILED AND RECORDED IN REGISTER'S OFFICE DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

TO

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

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

39120.38- CAMT.
101.66 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 108.16-
8679A06/17/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J. I. 3. 3. 9 6.

IDENTIF. REFERENCE

JUN 17 9 43 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 145092