file

This instrument prepared by:
J. M. Grissim
Attorney at Law
323 Union Street
Nashville, TN 37201

WARRANTY DEED

BOOK 6599 PAGE 919

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Lucian Minton, et ex Morgan Rodd Joelton, Tn. 37080	SAME	Map Parcels 21-194

For and in consideration of the sum of Ten and NO/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, H. R. POTTER has bargained and sold and by these presents does transfer and convey unto the said LUCIAN MINTON and wife, JO ANN MINTON, the Grantees herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, described as follows:

Two tracts of land in the 14th, formerly the 24th, Civil District of said County, described according to a survey made by A. P. Connell, Engineer, August 13, 1949, as follows:

TRACT NO. 1: Beginning at a point in the center line of Eaton's Creek Road, sometimes known as Dry Fork Road, at an iron pin at the southwest corner of a 2-acre tract, which iron pin is 549 feet south of an iron pin set in the center line of said road opposite the entrance of Bernard Road; thence along the line of said tract, south 88° 50' east 322.6 feet to an iron pin; thence north 1° 45' east 101.7 feet to an iron pin; thence leaving said 2-acre tract and running south 88° 55' east 729 feet to an iron pin in the west line of the Johns' land; thence with Johns' west line south 2° 20' west, 445.6 feet to an iron pin, an inner corner of the Johns' land, and continuing with Johns' north line north 87° 55' west 1047.2 feet to an iron pin in the center line of Eaton's Creek Road; thence with the center line of same, north 1° 45' east 325.2 feet to the beginning, containing 9.75 acres, more or less.

TRACT NO. 2: Beginning at an iron pin in the center line of Eaton's Creek Road, at the intersection of the center line of Bernard Road, being the northwest corner of the 9-1/2-acre tract of E. H. Horner; thence with the center line of Eaton's Creek Road, south 1° 45' west 549 feet to a point, a corner of the J. M. Binkley 9-3/4-acre tract; thence with Binkley's line, south 88° 50' east 144 feet to a point in a fence line, this being the point of beginning; thence south 88° 50' east 178 feet 7 inches to an iron pin, being an inner corner of the Binkley land; thence north 1° 45' east 135 feet to a point in the line of the E. H. Horner tract above mentioned; thence north 88° 50' west 178 feet 7 inches to a point in said fence line above mentioned; thence with said fence south 1° 45' west 135 feet to the beginning.

Included within the above-described property are two tracts of land previously conveyed to the Church of the Nazarene and the same are expressly excluded from the land herein conveyed to the Grantees Lucian Minton and wife, Jo Ann Minton, and being part of the said land conveyed to H. R. Potter and wife, Sallie C. Potter, now deceased, by deed of record in Book 2539, page 327, Register's Office for Davidson County, Tennessee.

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my successors and assigns 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.

3174

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

In Witness whereof, I have set my hand on the date first above written.

H. R. Potter

H. R. POTTER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared H. R. POTTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor and who upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at Nashville, Tennessee, this 1 day of July, 1985.

Laura L. Chastain

NOTARY PUBLIC

My commission expires: 3-8-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 21,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

H. R. Potter

AFFIANT

Sworn to and subscribed before me this 1 day of July, 1985.

Laura L. Chastain

NOTARY PUBLIC

My commission expires: 3-8-89

J 1 : 8 6 8 9

IDENTIF. REFERENCE

JUL 5 3 07 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6599 PAGE 921

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
			21000.00- CAMT.	
			54.60 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	61.10-
5174A07/05/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J1:86:89

IDENTIF. REFERENCE

JUL 3 09 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 151443