WARRANTY DEED

Prepared by: WILLIAM P. JONES, KELLY & JONES

BOOK 6601 PAGE 994

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lynn Ellen Dyer (NAME)	Same (NAME)	Map 9
7983 Ridgewood Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P/O par 47 ac
Goodlettsville, TN 37072 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, V. W. NICHOLSON and wife, JUANITA S. NICHOLSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LYNN ELLEN DYER, a single person,

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:

LAND in the 14th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING, at an iron pin corner on the westerly right of way of Ridgewood Road, formerly known as Cotton Patch Road, said corner being twenty five feet from the center of the road and said corner being the southeast corner of this lot and the northwest corner of lot one, thence along the lands of lot one, north 84° 39' west a distance of 386.50 feet to an iron pin corner and the southwest corner of this lot and the northwest corner of lot one. Thence along the line of Edmond Hale north 3° 44' east a distance of 401.91 to a concrete monument on the westerly right of way of Ridgewood road and being twenty five feet from the center of the road. Thence southeasterly along the westerly right of way of the road and along a curve a distance of 442.08 feet to a point and end of the curve. Said curve having a radius of 434.72 feet, the tangent distance being 242.30 feet and the central angle being 58° 16'. Thence along the right of way of the road, south 156.87 feet to the place of beginning. Containing 2.1511 acres, strict measure.

BEING a portion of the property conveyed to grantor of record in Book 4577, Page 691, Register's Office, Davidson County, Tennessee.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
JUL 9 1 49 PM '85

IDENTIF. REFERENCE

J 1 9 3 4 3

unimproved (X)
This is improved ( ) property, known as 7983 Ridgewood Road, Goodlettsville, Tennessee 37072
(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 convenant 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, except as of record and we do further convenant 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.

Prepared by:
WILLIAM P. JONES
KELLY & JONES
ATTORNEYS AT LAW
HENDERSONVILLE,
TENNESSEE

Witness our hands this 28th day of June, 1985

V. W. Nicholson
V. W. NICHOLSON

Juanita S. Nicholson
JUANITA S. NICHOLSON

STATE OF TENNESSEE
Sumner County

BOOK 6601 PAGE 995

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named V. W. NICHOLSON and wife, JUANITA S. NICHOLSON,

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee, this 28th day of June 1985

Commission expires: 8/13/88

Carolyn S. Brisler
Notary Public

STATE OF TENNESSEE
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 purposes 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

STATE OF TENNESSEE
County of Sumner

FORM 11-77

The actual consideration or value, whichever is greater, for this transfer is $10,000.00

L. Lynn E. Dwyer
Affiant

Subscribed and sworn to before me, this the 28th day of June 85.

Carolyn S. Brisler
Notary Public

My commission expires 8/13/88

(AFFIX SEAL)

WARRANTY DEED

FROM
V. W. NICHOLSON, ET UX.

TO
LYNN ELLEN DYER, a single person

Prepared by: Mail

WILLIAM P. JONES, KELLY & JONES
629 EAST MAIN STREET
HENDERSONVILLE, TENNESSEE 37075
(615) 824-3703

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6601 PAGE 996

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			10000.00- CAMT.	
			26.00 CSTAX	
			.50 PRFE	
			6.00 WDEED	
			CHECK	32.50-
5942A07/09/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

JUL 9 1 49 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 152192