BOOK 6502 PAGE 186

B0444

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Victor C. Aeby
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July 1985.

J. McCall
Notary Public

MY COMMISSION EXPIRES: 7-18-87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GULLETT SANFORD & ROBINSON, 230 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victor Aeby (NAME)	Aeby Company (NAME)	144-14 -34
6123 Hillsboro Road (STREET ADDRESS OR ROUTE NUMBER)	629 Woodland (STREET ADDRESS)	[redacted]-0012
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37206 (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, Melinda Owen Bass and husband, Jack Bass, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Victor George Aeby and wife Tracy Carpenter Aeby

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:

See Attached Exhibit "A"

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
JUL 9 3 10 PM '85
IDENTIF. REFERENCE

J 1 9 4 4 1

The said Jack Bass, Jr. joins in the execution of this deed for the purpose on conveying any interest he may have in said property by reason of marital status.

** Grantors represent and warrant that Tracts I and II described in Exhibit A are contiguous with respect to the northeasterly boundary line of Tract I and the most southerly boundary line of Tract II.

This is ( ) unimproved (X) improved property, known as 6123 Hillsboro Road (House Number) (Street) Nashville (P. O. Address) Tennessee (City or Town) 37215 (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 hands this 9th day of July, 1985

Melinda Owen Bass

Jack Bass, Jr.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, George V. Crawford, Jr., a Notary Public in and for said County and State, the within named Melinda Owen Bass and husband, Jack Bass, Jr.

the bargainor s, 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 at Nashville, Tennessee, this 9th day of July, 1985.

Commission Expires 7-18-87

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

Commission Expires _____

_____ Notary Public

WARRANTY DEED

FROM

TO

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

EXHIBIT "A"

TRACT I:
Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Bransford Realty Company's Forest Hills Subdivision of Lot No. 1, James Boyd's Land, as of record in Book 547, page 140, Register's Office for said County, described as follows:

Beginning at a point in the northwesterly margin of Hillsboro Road, which point is a common corner of Lots Nos. 5 and 6 on said plan; running thence north 50 degrees west, along the common boundary line between said lots Nos. 5 and 6, 1176 feet to a point, continuing thence in a northerly direction, with said common boundary line, north 0 degrees 30' west 27 feet 6 inches to a stone; thence south 89 degrees 30' west 339 feet to a point, a common corner of Lots Nos. 4 and 5 on said plan; thence with the common boundary line between said lots Nos. 4 and 5, south 50 degrees east 1447 feet to a point in the northwesterly margin of Hillsboro Road; thence in a northeasterly direction, with the northwesterly margin of said Hillsboro Road, 200 feet to the point of beginning.

BEING the same property conveyed to Melinda Owen Rogers, now Bass, by deed from Martin S. Brown and wife, Elizabeth M. Brown of record in Book 4929, page 336, Register's Office for Davidson County, Tennessee

TRACT II:
A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, being more particularly described as follows:

Beginning at an existing concrete monument in the south right-of-way line of Timberwood Drive, a 50 foot road where it intersects the east boundary line of Chickering Valley Subdivision as recorded in Plat Book 2331, page 122, Register's Office for Davidson County, Tennessee. and proceeding:

1. Leaving Timberwood Drive, with the east boundary line of Chickering Valley Subdivision, S 1 degree, 23' 10" W, 55.20 feet to an iron pin set at a fence corner; thence

2. With the north boundary line of Lot 5, on the plan of Bransford Realty Company's Forest Hills Subdivision of Lot 1, James Boyd Land as recorded in Plat Book 547, page 140, R. O. D. C., Tennessee, S 89 degrees 05' 00 W, 338.82 feet to an iron pin set; thence

3. With the 0.387 acre tract, N 4 degrees 33' 43" E, 47.33 feet to an iron pin set; thence

4. Eastwardly with the south right-of-way line of Timberwood Drive and a curve to the left having a radius of 779.1 feet a distance of 2.64 feet to an iron pin in concrete; said curve having a chord bearing and distance of N 87 degrees 46' 50" E, 2.64 feet; thence

5. N 87 degrees 42' 50" E, 333.97 feet to the point of beginning and containing 0.396 of an acre, more or less.

** BEING the same property conveyed to Melinda O. Bass by deed from Albert W. Schroeder and wife, Patricia J. Schroeder of record in Book 6306, page 171, Register's Office for Davidson County, Tennessee.

The said Melinda O. Bass and Melinda Owen Rogers, now Bass, are one and the same person.

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6602 PAGE 189

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

430000.00- CAMT.
1118.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 1127.50-
6044A07/09/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1 9 4 4 1

T
IDENTIF. REFERENCE

JUL 9 3 10 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 152293