B0637

BOOK 6605 PAGE 474

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

Eller Bros., Inc.

TO

Jim Wachter and Tom Travaglini

For draftsman's use

This instrument prepared by:
SCHULMAN, LE ROY & BENNETT, P.C.
P. O. BOX 2707
NASHVILLE, TENN. 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
* (NAME)	Same (NAME)	43-5-35
719 North Gallatin Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

J 20426

IDENTIF. REFERENCE

JUL 12 4 13 PM 86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 85,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF July 1986

Notary Public

MY COMMISSION EXPIRES: 1-25-86

(AFFIX SEAL)

For and in Consideration of the sum of

TEN and no/100 ($10.00) DOLLARS

and other valuable consideration to me paid,

Eller Bros., Inc. has ~~have~~ **bargained and sold, and by these presents do transfer and convey unto the said**

Jim Wachter and Tom Travaglini, as tenants in common,

their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:**

* - Jim Wachter and Tom Travaglini being the same individuals as James H. Wachter and Thomas A. Travaglini.

87/12 3:30.50 CHECK

7363

Form No. WD3a

Land in Davidson County, Tennessee, being Lot No. 5 on the Map of Madison Annex Subdivision, a part of the W.L. Scott Lands of record in Book 843, page 32, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 100 feet on the westerly side of the Gallatin Road, and runs back between lines, 337 feet on the northerly line and 352.5 feet on the southerly line to the easterly line of the right-of-way of the L&N Railroad, on which it measures 101 feet.

Included in the above description, but expressly excluded therefrom is that portion of the premises conveyed to Davidson County for the purpose of widening Gallatin Road, as of record in Book 2494, page 65, Register's Office for said County.

Being the same property conveyed to Eller Bros., Inc., a Tennessee corporation, by deed from J.C. Eller and wife Laura Mae Eller by quitclaim deed of record in Book 6389, page 865, Register's Office for Davidson County, Tennessee.

Encumberances:

1. Taxes for the year 1985 are assumed by Grantee herein and pro-rated as of the date of deed.

2. The premises conveyed herein is subject to the charter right-of-way of the L&N Railroad.

3. Subject to easement for Postal Telegraph Co. for maintenance and operation of telegraph lines, of record in Book 681, page 318, Register's Office for Davidson County, Tennessee.

Grantees execute this deed to acknowledge the merger into the deed of the memorandum of lease of record in Book 6382, page 88, Register's Office for Davidson County, Tennessee, and the lease referred to in said memorandum.

This is unimproved ( ) improved (XX) property, known as 719 Gallatin Road, Nashivlle, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jim Wachter and Tom Travaglini, as tenants in common, their heirs and assigns, forever.

And I do covenant with the said Jim Wachter and Tom Travaglini 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, except as hereinabove stated.

And Eller Bros., Inc. do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Jim Wachter and Tom Travaglini their heirs and assigns against the lawful claims of all persons whomsoever.

Witness hand this 11th day of July, 1985, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Eller Bros., Inc.
By: J.C. Eller, President
J. C. Eller

Jim Wachter

Tom Travaglini

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

BOOK 6605 PAGE 476

Personally appeared before me, Tammy H. Grove, a Notary Public in and for said County and State, the within named Jim Wachter

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 11th day of July, 19 85.

Tammy H. Grove Notary Public

Commission Expires 1-25-86

STATE OF TENNESSEE
County of DAVIDSON

Personally appeared before me, Tammy H. Grove, a Notary Public in and for said County and State, the within named Tom Travaglini

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 11th day of July, 19 85.

Tammy H. Grove Notary Public

Commission Expires 1-25-86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Myrna Aurelius a Notary Public in and for the State and County aforesaid, personally appeared J.C. Eller

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 President of ~~the~~ Eller Bros., Inc. a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of July, 19 85.

Myrna Aurelius Notary Public

Commission Expires 4-19-87

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6605 PAGE 477

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
			86000.00- CAMT.	
			221.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 230.50-	
7363A	07/12/85		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 0 4 2 6

IDENTIF. REFERENCE T

JUL 12 4 13 PM '85

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 153574