FROM: Gene Tucker

This Instrument Prepared By:

M. T. TAYLOR, JR.
Attorney at Law
405 Main Street
Franklin, TN 37064

Owner & taxbills TO: James L. Trimbach etux
Terrie J. Trimbach
4974 Barrett Dr
Antioch, TN 37013

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map/174/ parcel 1126

WARRANTY DEED

FOR AND IN CONSIDERATION OF One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby a cknowledged, and other val uable consideration, I, GENE TUCKER, hereinafter known as Grantor, have this day bargained and sold and do hereby transfer and convey unto JAMES L. TRIMBACH etux TERRIE J. TRIMBACH, hereinafter known as Grantees , their heirs and assigns, the following described tract or parcel of land lying located and being in the 5th Civil District of Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the East margin of Preston Rd. being 1770 ft. to S. R/W of Old Franklin Rd. then leaving the margin of said road S 77° 45'40"E 1058.68 ft. to a point thence S 8°30'20" W 234.60 ft. to a point;thence N 80°32'20" W 245.76 ft. to a point; thence N 7° 44'20"E 34.60 ft. to a point; thenceN 75° 30'30" W 813.33 ft. to a point; thence with the East margin of Preston Rd. N 8°04' 40" E 180 ft. to the point of beginning containing 5.00 acres more or less. By Survey of Howard George dated 4/20/85.

Being a part of the same tract or parcel conveyed to Benny D. Pulley etux by Charles R. Dornan of record in Book 6051, Page 271, RODC, TN.

Being a part of that tract or parcel conveyed to Gene Tucker by Benny Pulley etux Vickey Pulley by deed of record in Book 6606, page 193, RODC, TN.

TO HAVE AND TO HOLD the said lands with the improvements and appurtenances thereunto belonging to the said Grantees, their heirs and assigns, forever.

AND I 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 that it is unencumbered, except as follows:

1. Taxes for the year 1985, are a lien against the property, but same are not yet due and payable. Said taxes have been prorated between the parties, with grantors paying their pro rata part of said taxes to grantees, who will be responsible for payment of 1985 taxes when they become due and payable.

2. Subject to restrictive covenants of record in Book 5629 page 577, Register's Office of Davidson County, Tennessee.

3. Applicable building and zoning regulations.

4. Such state of facts as an accurate survey would disclose.

5. All existing highway, roadway, and utility easements.

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to said property to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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The spouse of Grantor, Joy F. Tucker, also joins in this Deed for the sole purpose of conveying any interest she might have as a result of her marriage to Grantor.

WITNESS OUR HANDS on this 10 day of July, 1985.

Gene Tucker
GENE TUCKER

Joy F. Tucker
JOY F. TUCKER

J 2 0 7.0 0

T
IDENTIF. REFERENCE

FILED
JUL 15 1 34 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me Vickie J. Hunter, a Notary Public in and for said County and State, Gene Tucker and Joy F. Tucker, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

VICKIE F. HUNTER NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand and official seal at Donelson, Davidson, Tennessee on this the 10th day of July, 1985.

Vickie J. Hunter
NOTARY PUBLIC

comm. exp. date Oct. 24, 1988

Davidson
STATE OF TENNESSEE, ~~WILLIAMSON~~ COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $28,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale. Affiant Janice J Turnbull

Subcribed and sworn to before me this the 10th Day of July 19 85

Vickie J Hunter
Notary Public

My Commission Expires: Oct. 24, 1988

VICKIE F. HUNTER NOTARY PUBLIC DAVIDSON COUNTY

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6606 PAGE 204

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TO -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
			28500.00- CONT.	
			74.10 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	80.60-
7711A07/15/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 0 7 0 0

IDENTIF. REFERENCE

JUL 15 1 34 PM 1985

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 153914