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This instrument prepared by:
Robert L. Callis
Attorney at Law
P. O. Box 726
Mt. Juliet, TN 37122

Send Tax Bills to:
David Major
P. O. Box 130
Mt. Juliet, TN 37122

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, PAULINE PATTERSON APPLE, TRUSTEE, WILLIE B. PATTERSON RODEN, PAULINE PATTERSON APPLE, JOHNNIE EVERETT PATTERSON, KIM ELAINE GILPATRICK, RHONDA JEAN HAMILL, CYNTHIA LEE BRAKE HALEY, BOBBY HILL BRAKE, ROBERT THOMAS BINKLEY, JR., and CHARLIE BERLIN, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto DAVID MAJOR, hereinafter called the Grantee, his heirs and assigns, the following described tract of land, to-wit:

Being the southerly 214 feet of the easterly 175 feet of Lot No. 24, Section 2, of Life & Casualty Insurance Companies Subdivision of the Dabbs and Elliott property as of record in Book 843, Page 56, Register's Office of Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Old Hickory Boulevard, said point being the southeasterly corner of Lot No. 24 and the southwesterly corner of Lot No. 23 on said plan, and running thence northerly along the dividing line between said Lot No. 24 and Lot No. 23 a distance of 214 feet to a point, said point being the southeasterly corner of the property heretofore conveyed to Paul E. Moore and wife, Delphine Moore, by deed recorded in Book 5048, Page 973, Register's Office of Davidson County, Tennessee; thence running westerly along the dividing line between this property and the above described property conveyed to Paul E. Moore and wife, Delphine Moore, a distance of 175 feet to the northwesterly corner of the herein described property, said point also being the southwesterly corner of the property heretofore conveyed to Moore; thence southerly a

MAP 53-12
PARCEL 198
FBN LW00360

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distance of 214 feet to a point in the northerly margin of Old Hickory Boulevard, said point also being the southwesterly corner of the herein described property; thence easterly along the northerly margin of Old Hickory Boulevard 175 feet to the point of beginning.

Being all of the property conveyed to Mrs. Esther Patterson by deed recorded in Book 1163, Page 283, Register's Office of Davidson County, Tennessee, except for that portion conveyed to Paul E. Moore and wife, Delphine Moore by deed recorded in Book 5048, Page 973, said Regiser's Office and that part conveyed to the State of Tennessee by deed recorded in Book 4960, Page 671, said Register's Office.

Esther Patterson Pruitt (being the same person as Esther Patterson) died on the 29th day of January, 1985, a widow, leaving a Last Will & Testament recorded at Will Book 150, Page 137, Probate Court Clerk's Office of Davidson County, Tennessee, wherein the above-described realty was devised to all of the above Grantors.

This is improved property known as 3315 Old Hickory Boulevard, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever, and we do covenant with the said Grantee 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

By instrument recorded in Book 5467, Page 606, Register's Office of Davidson County, Tennessee, Esther Patterson Pruitt conveyed the above-described property to Pauline

Patterson Apple, as Trustee for Emma Berlin, Willie B. Roden, Johnnie Everett Patterson, and Pauline Apple. By instrument recorded in Book 6043, Page 935, said Register's Office, the said Esther Patterson Pruitt revoked said conveyance and by instrument recorded in Book 6043, Page 937, Pauline Patterson Apple, Trustee, reconveyed the aforesaid property to Esther Patterson Pruitt. However, the beneficiaries under the Trust failed to join in the conveyance. Therefore, the undersigned Pauline Patterson Apple, as Trustee under said Trust, and as a beneficiary thereunder, and the said Willie B. Patterson Roden and Johnnie Everett Patterson, as beneficiaries under that Trust, join in this conveyance to convey whatever interest they might have in said realty to the above Grantee, and, further, inasmuch as Emma Jean Patterson Berlin, being the only other beneficiary under the above-described Trust, died on the 8th day of March, 1983, survived by her spouse, Charlie Berlin, and five children, Kim Elaine Gilpatrick, Rhonda Jean Hamill, Cynthia Lee Brake Haley, Bobby Hill Brake, and Robert Thomas Binkley, Jr., the said surviving spouse and five children of Emma Jean Patterson Berlin, being her sole and only heirs at law, do additionally join herein for the purpose of conveying to the above Grantee any and all interest they may have in and to said property by virtue of their being the sole heirs of Emma Berlin..

EXECUTED on this 16 day of July, 1985.

Pauline Patterson Apple (Trustee)
PAULINE PATTERSON APPLE,
TRUSTEE

Willie B. Patterson Roden
WILLIE B. PATTERSON RODEN

Pauline Patterson Apple
PAULINE PATTERSON APPLE

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Johnnie Everett Patterson
JOHNNIE EVERETT PATTERSON

Kim Elaine Gilpatrick
KIM ELAINE GILPATRICK

Rhonda Jean Hamill
RHONDA JEAN HAMILL

Cynthia Lee Brake Haley
CYNTHIA LEE BRAKE HALEY

Bobby Hill Brake
BOBBY HILL BRAKE

Robert Thomas Binkley Jr.
ROBERT THOMAS BINKLEY, JR.

Charlie Berlin
CHARLIE BERLIN

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T
IDENTIF. REFERENCE

JUL 22 8 40 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Pauline Patterson Apple, Trustee, Willie B. Patterson Roden, Pauline Patterson Apple, Johnnie Everett Patterson, Kim Elaine Gilpatrick, Rhonda Jean Hamill, Cynthia Lee Brake Haley, Bobby Hill Brake, Robert Thomas Binkley, Jr., and Charlie Berlin, the within named 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 seal at office in Mt. Juliet, Tennessee, this 16 day of July, 1985.

NOTARY PUBLIC

My commission expires: 11/23/85

STATE OF TENNESSEE

COUNTY OF WILSON

The actual consideration or value for this transfer, whichever is greater, is $56,000.00.

Pauline Apple
AFFIANT

Sworn to and subscribed before me on this the 16 day of July, 1985.

NOTARY PUBLIC

My commission expires: 11/23/85

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6611 PAGE 62

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

5600[illegible].00- CAITY
145.60 CSTAX
.50 PREE
15.00 WDE D
CHECK 161.10-
9562A07/22/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J22207

IDENTIF. REFERENCE T

JUL 22 8 48 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 155710