This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
225 Lebanon Road - P. O. Box 425
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	**SEND TAX BILLS:**	**MAP-PARCEL:**
M. W. HONEYCUTT et al	*Same*	Map 135-00-0
2216 Murfreesboro Road		Par 146-00
Nashville, Tennessee 37217		02D-46130

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **BERRY A. DOBSON and wife, PAULINE B. DOBSON**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **M. W. HONEYCUTT and CHARLES GALBREATH**, as tenants in common, 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:

A tract of land in the 2nd (formerly 5th) Civil District of Davidson County, Tennessee, described according to an unrecorded survey dated July 22, 1985, by Paul Burton Crockett, Tennessee Registered Land Surveyor No. 1394, as follows:

Beginning at a railroad spike in the easterly margin of Reynolds Road, said point being the northwesterly corner of the tract herein described and also being the northwesterly corner of the larger tract described in Book 2089, page 601, Register's Office for Davidson County, Tennessee; thence leaving said road margin and running with the centerline of an old lane, South 83 deg. 30 min. 31 sec. East 390.29 feet to a point; thence continuing with said centerline, South 83 deg. 43 min. 57 sec. East 309.06 feet to a point; thence continuing with said centerline, South 83 deg. 28 min. 24 sec. East 312.73 feet to an iron pin; thence with the common line to property of Gardner, South 06 deg. 36 min. 57 sec. West 94.53 feet to an iron pin; continuing thence with Gardner, South 07 deg. 27 min. 34 sec. West 313.94 feet to a fence post; thence leaving Gardner's line and running with the property of Ezell, South 08 deg. 09 min. 20 sec. West 48.76 feet to an iron pin; thence leaving Ezell's line and running with the property of Smith, North 71 deg. 54 min. 55 sec. West 404.30 feet to a post; thence continuing with Smith, North 71 deg. 49 min. 22 sec. West 188.71 feet to a point; thence continuing with Smith, North 67 deg. 33 min. 45 sec. West 106.93 feet to a post; thence continuing with Smith, North 74 deg. 43 min. 57 sec. West 383.44 feet to an iron pin in the easterly margin of Reynolds Road; thence with said road margin North 19 deg. 29 min. 42 sec. East 255.35 feet to the point of beginning, and containing 8.40 acres, more or less.

Being a part of the same property conveyed to Berry A. Dobson and wife, Pauline B. Dobson by deed dated July 23, 1952, from Walter S. Bean and wife, Reba Madaline Bean, as of record in Book 2089, page 601, Register's Office for Davidson County, Tennessee.

This is improved property known as 1794 Reynolds Road, Nashville, Tennessee 37214.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal. Taxes for the current year have been settled between the parties and will be paid by Grantee.

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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BUSH

Witness our hands this the 30th day of August, 1985.

Berry A Dobson
BERRY A. DOBSON

Pauline B Dobson
PAULINE B. DOBSON

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN
SEP 4 3 25 PM '85
IDENTIFICATION REFERENCE
3381 6

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Berry A. Dobson and wife, Pauline B. Dobson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of August, 1985.

NOTARY PUBLIC AT LARGE

JOHN T. CWIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 4-2-89

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $100,000.00.

Patricia M. Guria
AFFIANT

Subscribed and sworn to before me
this 30th day of August, 1985.

NOTARY PUBLIC
My Commission Expires: 4-2-89

JOHN T. CWIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6647 PAGE 485

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

100000.00- CAMT,
260.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 266.50-
3751A09/04/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

338116

IDENTIFICATION REFERENCE

SEP 4 3 13 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 169565