BOOK 6653 PAGE 454

WARRANTY DEED

PREPARED BY:

J. K. WOODARD
Attorney at Law
919 West Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater for this transfer is $5,000.00.

J. K. Woodard
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 11th DAY OF September, 1985.

Mary U. Brooks
Notary Public

My Commission Expires: 6-12-89

3 5 6 9 3

IDENTIFICATION REFERENCE

SEP 11 3 26 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
MBK, a partnership % Mike Kaszyski	Same	Map 81-12
107 Valley Trail		Parcels 116 and 11
Whites Creek, Tn 37189		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE I, **MELLICENT JONES** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS, DO TRANSFER AND CONVEY UNTO **MBK**, a partnership consisting of Mike Kaszyski, G. Robert McDaniel and J. K. Woodard 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:

LAND in Davidson County, Tennessee, and being described as follows, to wit:

BEING the southerly 10 feet of Lot 315 and the northerly 20 feet of Lot 316 of McGavock, Wetmore and Other's Addition, of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee. Said lots join and front 30 feet on the easterly side of Arthur Avenue and extend back between parallel lines 150 feet to an alley.

LAND in Davidson County, Tennessee and being the southerly 30 feet of Lot 316 on the Plan of McGavock's Addition, of record in Book 21, page 23, Register's Office for said county. Said part of said lot fronts 30 feet on the easterly side of Arthur Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to MELLICENT JONES by Trustee's Deed from ROBERT O. MALLERNEE, JR., Trustee of record in Book 5374, Page 642, Register's Office for Davidson County, TN.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that portion of property conveyed to the State of Tennessee for the use and benefit of the Department of Highways, by Deed from Ione B. Goodpasture of record in Book 4239, Page 797, Register's Office for Davidson County, TN and described as follows:

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BEGINNING at the apparent common corner between the northerly 20 feet and the southerly 30 feet of Lot 316 on the Plan of McGavock's Addition, as of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee, said Addition as of record in Book 21, page 23, Register's Office for Davidson County, Tennessee. Said common corner being located by survey South 47 deg. 30 min. 29 sec. East 271 feet along the westerly margin of an alley from its intersection with the southerly margin of Jane Street; thence continuing with the westerly margin of said alley and the easterly boundary of said Lot 316, South 47 deg. 30 min. 29 sec. EAst 30 feet to the apparent common corner of Lots 316 and 317 in the aforesaid subdivision; thence with the common line between said Lots 316 and 317 South 42 deg. 33 min. 42 sec. West 34.62 feet to a point; thence North 1 deg. 37 min. 04 sec. East 45.78 feet to the point of beginning, containing 519 square feet, more or less.

This is (improved/unimproved) property known as _____

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 my hand, this 10th day of September, 1985, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Mellicent Jones
MELLICENT JONES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, undersigned, a Notary Public in and for said County and State, the within named MELLICENT JONES, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of September, 1985.

J. K. Woodard
NOTARY PUBLIC

My Commission Expires: Jan. 25, 1988

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6653 PAGE 456

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			5000.00- CAPT.	
			13.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	19.50-
			6013A09/11/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35693

IDENTIFICATION REFERENCE

SEP 11 3 26 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 171768