WARRANTY DEED BOOK 6669 PAGE 258

PREPARED BY:

CURTIS M. LINCOLN
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 $140,000.00.

x Orba Maxey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September, 1985.

Curtis M. Lincoln
Notary Public

My Commission Expires: 8-12-88

Address New Owner:	Send Tax Bills To:	Map-Parcel
Mr. Orba Maxey	Same	
Mr. Bob Sircy		
2614 Music Valley Dr		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JIM WALTER HOMES, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ORBA MAXEY and BOB SIRCY

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 BEGINNING at a point, the same being in the Southerly margin of Elzie Miller Road (now being Music Valley Drive) and running thence North 33 deg. 31 min. 57 sec. East 300 feet to a point, the same being the new interior line of the Jim Walter Homes, Inc. property; running thence North 56 deg. 28 min. 03 sec. WEst 172.00 feet to a new interior line; thence continuing with the new interior line of the Jim Walter Homes, Inc. property South 29 deg. 49 min. 22 sec. wEst 123.58 feet to an iron pin; thence South 54 deg. 50 min. 34 sec. WEst 105 feet to a pin; thence with Music Valley Drive South 35 deg. 9 min. 26 sec. East 217 feet.

BEING part of the same property conveyed to JIM WALTER HOMES, INC. by Deed from CHALES F. GALBREATH and wife, JOYCE L. GALBREATH and EDDIE PEN and wife, GRACE PEN of record in Book 5578, Page 179.

Said property is also known as PHASE II on the property of Jim Walter Homes of record in Book 5578, Page 179.

THERE is reserved a 20-foot right-of-way for future road widening along Music Valley Drive.

This is (∞) unimproved ( ) improved 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

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1986

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 13 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.

JIM WALTER HOMES, INC.

BY: Robt W. Michael

STATE OF ~~TENNESSEE~~ Florida

COUNTY OF Hillsborough

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

WITNESS my hand and official seal at Tampa, Fla ~~Tennessee~~, this 13th day of Sept, 1985.

Nancy B. Cotter

NOTARY PUBLIC

My Commission Expires: Notary Public State of Florida at Large My Commission Expires Aug. 2, 1989.

STATE OF TENNESSEE

COUNTY OF _____

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

WITNESS my hand and official seal at _____, Tennessee, this _____ day of _____, 198_____.

_____

NOTARY PUBLIC

My Commission Expires: _____

FILED Oct 9 34 AM '85 FELIX E. WILSON II REGISTER DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE 40554

STATE OF ~~TENNESSEE~~ Florida

COUNTY OF Hillsborough

Before me, undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert W. Michael with whom I am personally acquainted or proved to me upon the basis of sufficient evidence, upon his oath, acknowledged himself to be the President of the JIM WALTER HOMES, INC., the within named bargainor, a corporation and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Robert W Michael as such President.

WITNESS my hand and seal at office at Tampa, Fla ~~Tennessee~~, on this the 13th day of Sept., 1985.

Nancy B. Cotter

NOTARY PUBLIC

My Commission Expires: Notary Public State of Florida at Large My Commission Expires Aug. 2, 1989.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6669 PAGE 260

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

140000.00- CAMT.
364.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 370.50-
1950A10/01/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40554

IDENTIFICATION REFERENCE

Oct 1 9 34 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 177533