THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157 B648

ADDRESS NEW OWNER:
James E. Acree
104 Carriage Drive
Nashville, Tennessee 37221

SEND TAX BILLS TO:
Same

MAP-PARCEL NUMBERS:
9D-05350
142-2-51

BOOK 6677 PAGE 831

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Bruce D. Dawson and wife, Patricia Dawson hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James E. Acree and wife, Vicki B. Acree and Lucille Barnes hereinafter called the Grantee, Grantee's 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, being Lot No. 98 on the Resubdivision of Lot No. 3 and Lot 98, Cross Timbers, Section 1 and 2, of record in Book 4715, page 111, Register's Office for said County.

SAID Lot No. 98 fronts 85 feet on the easterly margin of Carriage Drive and extends back along a broken line measuring 180.1 feet on the northerly line and 165.0 feet on the southerly line to a dead line in the rear, measuring 76.96 feet thereon.

BEING the same property conveyed to Bruce D. Dawson and wife, Patricia Dawson by deed from Hubert O. Robertson and wife, Ola R. Robertson, of record in Book 5409, page 438, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4064, page 909, said Register's Office, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to Life and Casualty Insurance Company of Tennessee, of record in Book 5409, page 441, said Register's Office.

This is (un)improved property, known as 104 Carriage Drive, Nashville, Tennessee 37221.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 4th day of October, 1985.

Patricia Dawson

Bruce D. Dawson

STATE OF TENNESSEE
COUNTY OF Davidson

On this 4th day of October, 1985, before me personally appeared Bruce D. Dawson and wife, Patricia Dawson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____ _____
Notary Public

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STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 85,000.00.

James E. Acree
Affiant

Subscribed and sworn to before me, this the 4th day of October, 1985.

My Commission Expires: 10-24-88

Notary Public

4 3 0 9 2

IDENTIFICATION REFERENCE

OCT 8 3 50 PM '85

FELIX [illegible]
DAVIDSON [illegible]

WARRANTY DEED

from:

Bruce D. Dawson and wife, Patricia Dawson

to:

James E. Acree and wife, Vicki B. Acree and Lucille Barnes

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
(TN-24190)

dp

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6677 PAGE 833

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			85000.00- CAMT.	
			221.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 227.50-	
			4901A10/08/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43092

IDENTIFICATION REFERENCE

Oct 8 3 58 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY

No. 180426