Reg 10

BOOK 6690 PAGE 672

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,250.00

Peggy L. Dean
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF October, 19 85.

Notary Public

MY COMMISSION EXPIRES 7-18-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTY.
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Billy R. Dean et ux (NAME)	City Federal Savings & Loan Assn. (NAME)	076-01-0-100.00
2617 Windemere Dr. (STREET ADDRESS OR ROUTE NUMBER)	125 Belmont Drive (STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Somerset, New Jersey 08873 (CITY) (STATE) (ZIP)	

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, Knight Construction Company, a Tennessee General Partnership composed of Stephen Josleyn and Gary Nelson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy R. Dean and wife, Peggy L. Dean

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, being Lot No. 95A on the plan of Zone Lot Division Lots Nos. 93, 94 & 95 Tulip Grove Woods Phase 1, of record in Book 6250, page 566, Register's Office for said county.

Said Lot No. 95A fronts 33.35 feet on the northeasterly margin of Debbie Drive and extends back 154.79 feet on the northwesterly line and 166.66 feet on the southeasterly line to a dead line in the rear, measuring 43.73 feet thereon.

Being part of the same property conveyed to Knight Construction Company, a Tennessee General Partnership composed of Stephen Josleyn and Gary Nelson by deed from Maurice W. Pinson, Trustee of record in Book 6185, page 561, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 6369, page 879 said Register's Office and to the matters set forth in the above referenced plan of record.

47022

IDENTIFICATION REFERENCE

Oct 24 9 59 AM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 508 Debbie Drive, (House Number) (Street) (P. O. Address) Hermitage, TN 37076 (City or Town) (Postal Zip)

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 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 18th day of October, 19 85

Knight Construction Company

BY: Gary Nelson
Gary Nelson, General Partner

STATE OF TENNESSEE

INDIVIDUAL ACKNOWLEDGEMENT

BOOK 6580 PAGE 673

State of Tenneesee

County of _____

Personally appeared before me, _____, a Notary Public of said County, _____

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this _____ day of _____, 19_____.

_____
NOTARY PUBLIC

My commission expires:

_____

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ 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 himself to be President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19_____.

_____
NOTARY PUBLIC

My commission expires:

_____

WARRANTY DEED

FROM

Knight Construction Company

TO

Billy R. Dean and wife,

Peggy L. Dean

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

ATE OF TENNESSEE
UNTY OF DAVIDSON

fore me, the undersigned, of the State and County aforesaid, personally appeared Gary Nelson, th whom I am personally acquainted, and who, upon oath, acknowledged himself to be a General rtner of Knight Construction Company, a Tennessee General Partnership composed of Stephen sleyn and Gary Nelson, the within named bargainor, a partnership, and he as such General rtner, being authorized so to do, executed the foregoing instrument for the purpose therein ntained, by signing the name of the partnership by himself as a General Partner.

tness my hand and seal, this 18th day of October, 1985 at Nashville, Tennessee.

Notary Public

commission expires: 7-8-87

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

60250.00 [illegible]
156.50 [illegible]
.50 [illegible]
6.00 [illegible]
CHECK 163.00
9589A10/24/85 [illegible] .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47022

IDENTIFICATION REFERENCE

Oct 24 9 59 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 184985