THIS INSTRUMENT PREPARED BY:
GEORGE B. McGUGIN
18th Floor, First American Center
Nashville, Tennessee 37238-0110

WARRANTY DEED

BOOK 5710 PAGE 636

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEVEN J. MASON, ET UX Chickering Road Nashville, Tennessee 37215	SAME	Map: 144-5 Par.: 16 BM: 27023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

SUBSCRIBED AND SWORN to before me this 15TH day of November, 1985.

NOTARY PUBLIC

My commission expires:
10/15/86

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty-five Thousand Dollars ($165,000.00), the receipt of which is hereby acknowledged, we, GEORGE B. McGUGIN and wife, ANNE A. McGUGIN, hereinafter "GRANTORS", have this day bargained and sold and do hereby transfer and convey unto STEVEN J. MASON and wife, LINDA L. MASON, hereinafter "GRANTEES", their heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of McGugin Subdivision of record in Book 6250, page 604, Register's Office for said County and described as follows:

Beginning at a point in the easterly margin of Chickering Road at the common corner of lots 1 and 2; thence with the easterly margin of Chickering Road north 15 degrees 04' 49" East 200 feet to a point; thence South 61 degrees 04' 38" East 636.70 feet to a point; thence South 41 degrees 01' 34" West 162.26 feet to a point, said point at the common corner of lots 1 and 2; thence with the line between said two lots, North 61 degrees 04' 38" West 305.74 feet to a point; thence South 83 degrees 01' 01" West 60.61 feet to a point; thence North 61 degrees 04' 38" West 200.00 feet to the point of beginning, containing 2.373 acres more or less.

Being part of the property conveyed to George B. McGugin and wife, Anne A. McGugin by deed from Jack G. Bailey and wife, of record in Book 5465, page 836, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

(1) Restrictive Covenants of record in Book 1807, page 27, said Register's Office.

(2) All matters shown on Plan of record in Book 6250, page 604, said Register's Office.

(3) Real estate taxes for 1985, a lien, but not yet due and payable, which have been prorated and assumed by GRANTEES.

(4) Easement of record in Book 5953, page 815, said Register's Office.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEES, their heirs and assigns forever. GRANTORS covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as herein stated.

GRANTORS further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEES, their heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 15th day of November, 1985.

George B. McGugin
GEORGE B. McGUGIN

Anne A. McGugin
ANNE A. McGUGIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE B. McGUGIN and wife, ANNE A. McGUGIN, the within named 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 instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of November, 1985.

Jean Deaver
NOTARY PUBLIC

My commission expires:
10/15/86

5 3 4 7 9

RUSH

IDENTIFICATION REFERENCE

Nov 15 3 29 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6710 PAGE 638

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
			1650[illegible].00- [illegible],	
			429.00 CSTAX	
			.50 PRFE	
			6.00 [illegible]	
			CHECK 435.50-	
			7262A11/15/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53479

IDENTIFT REFERENCE

Nov 15 3 29 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 192458