RE-RECORD

RE-RECORD

BOOK 6718 PAGE 476

RE-RECORD 55503

IDENTIFICATION REFERENCE

Nov 25 9 25 AM '85

RE-RECORDED

BOOK 6597 PAGE 346

STATE OF TENNESSEE
COUNTY OF CHEATHAM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,815.00

Roy Hackett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF June 19 85

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

STINNETT, WILKINSON & WILSON, Attorneys, 108 S. Main St., Ashland City, TN 37015
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy Hackett et ux (NAME)	Same (NAME)	Map 9
5125 Ridge Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P/O Parcel 117.10
Joelton, TN 37080 (CITY) (STATE) (P. O. ZIP)	(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, Melvin Teasley, unmarried, AND Michael Teasley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roy Hackett and wife, Marcia Hackett

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:

Located in the 2nd Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin in the centerline of Wilkerson Road, said pin being the southwest corner of the property conveyed to Carl Moore by deed of record in Book 4160, page 623 of the Register's Office for Davidson County, Tennessee; thence South 71° 58' 27" East 274.79 feet to an iron pin; thence along an existing fence, North 2° 35' 20" East 820.33 feet to a point; thence South 86° 01' 30" East 354.41 feet to a point in the westerly boundary of the property conveyed to Calvin W. Carney and wife, Sandra G. Carney, by deed from Melvin W. Teasley of record in Book 6070, page 898, Register's Office for Davidson County, Tennessee; thence with Carney's westerly boundary, South 3° 00' West 335.83 feet to an iron pin; thence North 81° 11' 30" West 79.54 feet to a point; thence South 2° 35' 20" West 395.83 feet to an iron pin; thence North 86° 01' 30" West 222.9 feet to a point; thence South 2° 35' 20" West 159.70 feet to a point; thence North 71° 58' 27" West 298.31 feet to a point in the centerline of Wilkerson Road; thence with the centerline of Wilkerson Road, North 21° 55' West 65.16 feet to the point of beginning, containing 5.63 acres, more or less.

BEING a portion of the property conveyed to Melvin W. Teasley and Michael Teasley by deed from Wendell W. Wilson and Glenna C. Wilson of record in Book 4251, page 689, Register's Office for Davidson County, Tennessee and a portion of the property conveyed to Melvin W. Teasley by deed from T. H. Wilson, as true and lawful attorney in fact for Wendell W. Wilson and wife, Glenna C. Wilson, of record in Book 4665, page 387, Register's Office for Davidson County, Tennessee, and a portion of the same property conveyed to Melvin Teasley, by deed from Timothy C. Sewell and wife,

(continued on reverse side)

unimproved ( )
This is improved ( ) property, known as _____
(House Number) (Street) (P. O. Address) (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 29th day of June, 1985

Melvin W. Teasley

Michael W. Teasley

[redacted]

RE-RECORD BOOK 6716 PAGE 477

STATE OF TENNESSEE
Cheatham County

BOOK 6597 PAGE 347

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melvin Teasley

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Ashland City, Tennessee, this 29th day of June, 1985.

Commission expires 10-25-88

James H. Stinnett
Notary Public

STATE OF TENNESSEE
DAVIDSON County

Before me, Georgie M. Graves, a Notary Public within and for the State and County aforesaid, personally appeared Michael W. Teasley and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Joelton, Tennessee on this the 22nd day of July, 1985.

My commission expires July 18, 1987

Georgie M Graves
Notary Public

WARRANTY DEED

FROM
MELVIN TEASLEY, unmarried

TO
ROY HACKETT et ux

FELIX Z. WILSON II, Register
DAVIDSON COUNTY, TN
JUL 2 2 18 PM 1985

IDENTIF. REFERENCE

J 1:7 8 9 1:

(description continued)

Carla M. Sewell, of record in Book 6597, page 349, Register's Office for Davidson County, Tennessee.

INCLUDED with this conveyance is a 25-foot wide ingress/egress and utility access easement that lies west of, adjacent to, and parallel to the easterly boundary of the herein described property; said easement is for the purpose of access to property to the north of this tract.

Melvin Teasley and Melvin W. Teasley are one and the same person.

Michael Teasley and Michael W. Teasley are one and the same person.