This instrument prepared by Douglas R. Berry, Attorney, 917 Two Mile Parkway, P.O. Box 976, Goodlettsville, TN 37072

WARRANTY DEED

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THIS INSTRUMENT PREPARED BY

DOUGLAS R. BERRY

ATTORNEY

917 TWO MILE PARKWAY

P.O. BOX 976

GOODLETTSVILLE, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,000.00

Joe L. Wall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF December 1985

James R. Berry
Notary Public

MY COMMISSION EXPIRES: October 19, 1986

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
JOE L. WALL (NAME)	OWNER (NAME)	21
425 E. Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	232 & 233 14D 41325
Madison, Tennessee 37115 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	14D 41320

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, THOMAS EDWARD MRZENA, JR. and wife, PATRICIA L. MRZENA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOE L. WALL

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:

Two tracts of land in the 14th Civil District of Davidson County, Tennessee, being described according to a survey by Albert D. Quillen as follows:
TRACT NO. 1: Beginning at a pin in the middle of Knipfer Road at the northwest corner of the Thomas E. Mrzena property; thence along said line South 86° East 643 feet to an iron pin in the westerly margin of the John Kolz property; thence along same northerly 226 feet to a stake being the southeast corner of Lot No. 2 of the Short property; thence North 86° West 475 feet to a stake; thence South 4° West 113 feet to a stake; thence North 86° West 225 feet to a stake in the middle of Knipfer Road; thence with same South 4° East 25 feet to a pin, and South 22° East 100 feet to the point of beginning, containing 3.1 acres, more or less.
TRACT NO. 2: Beginning at a stake in the center of Knipfer Road at the northwest corner of Tract No. 1 of the Short property being in the eastern boundary line of the Carl Moore property; thence 86° East 225 feet to a stake; thence North 4° East 113 feet south to a stake; thence 86° East 475 feet to a point in the westerly boundary line of the John Kolz property; thence with the same, North 175 feet to the southeast corner of the Downing property; thence with the same North 86° West 650 feet to a stake; thence South 4° West 172 feet to a stake; thence South 86° East 61 feet to a stake in the middle of Knipfer Road; thence with same South 4° East 119 feet to the point of beginning, containing 3.1 acres, more or less.

Being the same property conveyed to Thomas Edward Mrzena, Jr. and wife, Patricia L. Mrzena, by deed from James W. Short and wife, Mary Catherine A. Short, of record in Book 5155, page 994, Register's Office for D.C., Tennessee.

This is unimproved (X) 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 our hands this 9th day of December, 19 85

Thomas Edward Mrzena, Jr.
THOMAS EDWARD MRZENA, JR.

Patricia L. Mrzena
PATRICIA L. MRZENA

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STATE OF WASHINGTON

COUNTY OF Pierce

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Edward Mrzena, Jr. and Patricia L. Mrzena,

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Tacoma, Washington, ~~Tennessee~~, this 9th day of December, 19 85.

Commission Expires May 7, 1989

Notary Public.

STATE OF

County

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared

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 purpose 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 , Tennessee.

on this the day of , 19

My commission expires

Notary Public

6. 2 7. 3. 9.

IDENTIFICATION REFERENCE

Dec 19 2 53 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

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

[illegible] CERT.
57.50 CSTAX
.50 PRFEE
6.00 MISC
CHK 63.71-
B43BA12/19/85 34 .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.27.39

IDENTIFICATION REFERENCE.

Dec 19 2 53 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 203370