THIS INSTRUMENT PREPARED BY:

LAWRENCE E. RAMSEY
ATTORNEY AT LAW
507 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
LER/MST#636

WARRANTY DEED

BOOK G741 PAGE 827

FOR AND IN CONSIDERATION of the sum of FIFTY-TWO THOUSAND FIVE HUNDRED AND 00/100 ($52,500.00) DOLLARS, cash in hand paid by MELISSA Z. FUSSELL, single, receipt of which is hereby acknowledged, I, PATRICIA GAYLE LONG GARRISON (formerly known as Patricia Gayle Long), have bargained and sold, and by these presents do transfer and convey unto the said MELISSA Z. FUSSELL, single, her heirs and assigns, a certain tract or parcel of land described as follows:

> Lying and being in the Third Civil District of Davidson County, State of Tennessee, and being Lot 225 on the Plan of Hickory Bend, Section 4, of record in Book 4175, Page 34, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:
>
> Said lot fronts 64.86 feet on the Westerly side of Boulder Park Drive and extend back 123.4 feet on the Southerly line and 122.0 feet on the Northerly line to a broken rear line on which it measures 75.10 feet.
>
> Being the same property conveyed to Patricia Gayle Long by deed from Ricky Peppers and wife, Tammy Peppers, by deed dated March 23, 1984, and of record in Book 6256, Page 751, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the restrictions and reservations of record in Book 4272, Page 832 in the Register's Office of Davidson County, Tennessee, to which reference is hereby made; and said restrictions and reservations shall run with the land conveyed hereby, and without same this conveyance would not be made.
>
> This conveyance is subject to setback lines and utility easements as shown on Plan of Hickory Bend, Section 4, of record in Book 4175, Page 34, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said MELISSA Z. FUSSELL, single, her heirs and assigns, forever. And I do covenant with the said MELISSA Z. FUSSELL, single, that I am lawfully seized and possessed of said land in Fee Simple; have a good right to convey it, and the same is unincumbered.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said MELISSA Z. FUSSELL, single, her heirs and assigns, against the lawful claims of all persons whomsoever.

Michael R. Garrison joins in this conveyance for the purpose of quitclaiming and conveying all right, title and interest he might have in and to the above described property as the spouse of Patricia Gayle Long Garrison.

Witness our hands this 18th day of December, 1985.

BOOK 674 PAGE 828

Patricia Gayle Long Garrison
PATRICIA GAYLE LONG GARRISON

Michael R. Garrison
MICHAEL R. GARRISON

STATE OF TENNESSEE

COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, PATRICIA GAYLE LONG GARRISON (formerly known as Patricia Gayle Long) and husband, MICHAEL R. GARRISON, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this 18th day of December, 1985.

Laurence E. Ramsey
NOTARY PUBLIC

My Commission Expires:

October 25, 1986

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $52,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Melissa Z. Fussell
Affiant

Sworn to and subscribed to before me this 18th day of December, 1985.

Laurence E. Ramsey
Notary Public

My Commission Expires:

October 25, 1986

96-14-245, 3DZ 61494

SEND TAX STATEMENTS TO:
First National Bank of Dickson
P. O. Box 666
Dickson, Tennessee 37055

PURCHASER'S ADDRESS:
Melissa Z. Fussell
3022 Boulder Park
Nashville, Tennessee 37218

BOOK 6741 PAGE 829

6 2 8 6 5

IDENTIFICATION REFERENCE

Dec 20 8 59 AM '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 6741 PAGE 830

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
			520.00-	CO
			136.00	CSTAX-
			.50	PRFE
			9.00	MORTG
			CHECK	146.00-
			8573A12/20/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 2 8 6 5

IDENTIFICATION REFERENCE

Dec 20 8 59 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 203498