FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,040.00

James C. Vance
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF December 1985.

B. Edwards
Deputy Register

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,040.00

Herbert Piercey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF December 1985.

James C. Vance
Notary Public

MY COMMISSION EXPIRES: October 24, 1988
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
James C. Vance, Attorney at Law, 237 Old Hickory Boulevard, Nashville, TN 37221
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herbert Piercey (NAME)	SAME (NAME)	Map 175
112 Castaway Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 90
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	2D-3230

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~~ I, ---------- Frances Pauline (Miles) O'Brien (unmarried) ----------

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Herbert Piercey

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: Being a 7.69 more or less acre tract of land lying in the Second Civil District of Davidson County, Tennessee, and being The Miles Property, which is of record in Book 5757, page 921, Register's Office Davidson County, Tennessee, and being more particular described as follows:

Beginning at an existing iron pin on the Southerly margin of Murfreesboro Pike, said point being the Northwesterly corner of the Joyce W. Pollock et. ux. Property, as of record in Book 4933, page 82, Register's Office Davidson County, Tennessee, and also being the most Northeasterly point of the herein described tract; thence leaving the said Southerly margin of Murfreesboro Pike and with the common line of the said Joyce W. Pollock Property and the herein described tract the following calls: South 16 degrees, 38 minutes, 05 seconds West a distance of 99.53 feet to a point; thence South 7 degrees, 20 minutes, 57 seconds West a distance of 460.07 feet to an existing iron pipe, said point being the most Southeasterly point of the herein described tract; thence along the Northerly line of the aforementioned Joyce W. Pollock Property and the C.E. Urretia et. ux. Property, as of record in Book 2543, page 40, Register's Office Davidson County, Tennesse North 86 degrees, 11 minutes, 21 seconds West a distance of 452.22 feet to an existing iron pin, said point being the most Southwesterly corner of the herein described tract and also being the most Southeasterly corner of the Mt. View Baptist Church of Antioch, Tennessee Property, as of record in Book 5291, page 571, Register's Office Davidson County, Tennessee; thence leaving the Northerly line of the aforementioned C.E. Urretia and with the Easterly line of the aforementioned Mt. View Baptist Church of Antioch, Tennessee Property and the Annie Marie Coles Property, as of record in Book 1227, page 166, Register's Office Davidson County, Tennessee the following calls: North 6 degrees, 45 minutes, 41 seconds East a distance of 535.25 feet to a point; thence North 13 degrees, 33 minutes, 00 seconds East a distance of 360.42 feet to an existing highway monument, said point being on the Southerly margin of Murfreesboro Pike; thence with the Southerly margin of Murfreesboro Pike, North 13 degrees, 33 minutes, 00 seconds East a distance of 10.51 feet to a point, said point being the most Northwesterly corner of the herein describe tract; thence continuing with the Southerly margin of Murfreesboro Pike, South 46 degrees, 22 minutes, 00 seconds East a distance of 536.97 feet to the point of beginning, containing 7.69 more or less acres.

Being the same property conveyed to Frances Pauline Miles (O'Brien) by Final Divorce Decree dated 9/1/82 in Minute Book 124B at page 1075, Davidson County Circuit Court Clerk's Office and being the same property of record in D.C.R.O. in Book 6726, page 759.

This is unimproved (X) improved ( ) property, known as 4027 (House Number) Murfreesboro Pike (Street) Nashville, TN (P. O. Address) 37213 (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 6th day of December, 1985

x Frances Pauline Miles O'Brien
Frances Pauline (Miles) O'Brien

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, James C. Vance, a Notary Public in and for said County and State, the within named Frances Pauline (Miles) O'Brien Unmarried

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

Witness my hand and official seal at Nashville, Tennessee, this 6th day of December, 19 85.

Notary Public

Commission Expires October 24, 1988

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

Notary Public

Commission Expires _____

WARRANTY DEED

FROM

Frances Pauline (Miles) O'Brien

Unmarried

TO

Herbert Piercey

IDENTIFICATION REFERENCE

Dec 27 | 25 PM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

RUSH

Titles Guaranteed

NASHVILLE, TENN.

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

12304 .00- CERT.
315.50 CSTAX
.50 PRFEE
6.00 MDF
CR TX - 315.50-
0386A12/27/85 3AL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 4 2 5 7.

IDENTIFICATION REFERENCE

Dec 27 1 25 PM '85

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 205272