TENNESSEE (DMM REV. 12-7-83)

10D 23723
Map 135, Par 07400

D E E D

NAME & ADDRESS
W. MITCHELL ROGERS, ETUX
P.O. Box 197 Highland Drive
Ridgetop, TN 37152

THIS INSTRUMENT WAS PREPARED UNDER THE DIRECTION OF:

Steven H. Amick, Esq.
E. I. du Pont de Nemours and Company
Wilmington, Delaware 19898

BOOK 6754 PAGE 76

THIS INDENTURE, made this 11th day of January, 1985, between BYRAM HALTON GROSS and PEGGY H. GROSS, his wife, of 10515 Quail Acres Rd., Matthews, NC 28105, of the one part, ("GRANTORS"), and W. MITCHELL ROGERS and JOYCE D. ROGERS, his wife, of Highland Dr., Ridgetop, Tennessee, of the other part, ("GRANTEES"),

W I T N E S S E T H :

THAT GRANTORS, for and in consideration of $87,000.00 to them in hand paid by GRANTEE, the reciept whereof is hereby acknowledged, hereby convey to GRANTEE forever the tract of land situated in Mecklenburg County, Tennessee, described in Exhibit A, attached hereto and made a part hereof.

THIS CONVEYANCE is made subject to easements, restrictions, reservations, agreements and covenants of record, if any; current taxes, and to any state of facts that is apparent or that an accurate survey or inspection of the property hereby conveyed would disclose.

GRANTORS covenant that they are seized and possessed of said land, subject as herein stated, and have a right to convey it and GRANTORS warrant the title against all persons claiming under them.

IN WITNESS WHEREOF, the GRANTORS herein have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
by BYRAM H. GROSS
and PEGGY H. GROSS

in the Presence of

Betsy Craig

Byram H. Gross (SEAL)
BYRAM H. GROSS

Susanna Ulrich

Peggy H. Gross (SEAL)
PEGGY H. GROSS

TENNESSEE

STATE OF North Carolina)
) SS.
COUNTY OF Mecklenburg)

Personally appeared before me, Peggy S. Anderson a Notary Public in and for said County and State, the within named BYRAM H. GROSS and PEGGY H. GROSS , the bargainors , with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

BOOK 6754 PAGE 77

Witness my hand and official seal at Mecklenburg County, and State of N. C. this 11th day of January , 1985.

Peggy S. Anderson
Notary Public

Commission expires April 24, 1989 .

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual considerations for this transfer or value of property (whichever is greater) is $ 87,000.00 . This is equal to or greater than the property would bring at a fair and voluntary sale.

Monica L. Cutrell

Sworn to and subscribed before me this 22nd day of November, 1985.

Annette Burton
NOTARY PUBLIC

My commission expires 7-18-87

PAID

6574.40

TENNESSEE REFERENCE

JAN 2 2 51 PM '86

FELIX Z. LESCHER REGISTER
DAVIDSON COUNTY

E X H I B I T "A"

Property located in the 10th Civil District of Davidson County, Tennessee and described according to a survey by R. L. Montoya-Land Surveying dated November 11, 1985, as follows:

Beginning at a railroad spike in the center of Highland Avenue (Drive) said point being the north west corner of James L. Hovatter property as of record in Deed Book 4694, Page 524, R.O.D.C., Tennessee; thence, along the east line of this tract South 40 degrees 11 minutes 15 seconds East 580.50 feet to a witness corner (iron pin in old fence post) a total distance of 633.65 feet to the north line of James T. Conrad and Harold Dunken as of record in Deed Book 5103, Page 600 R.O.D.C, Tennessee; thence, along this north line South 69 degrees 33 minutes 55 seconds West 298.28 feet to a railroad spike in the center of Buck Hill Road 11.5 feet east of a 40 inch white oak tree; thence, along the center line of Buck Hill Road, North 14 degrees 37 minutes 35 seconds West 179.06 feet to a railroad spike; thence, North 43 degrees 24 minutes 24 seconds West 165.05 feet; thence, North 54 degrees 57 minutes 44 seconds West 164.39 feet to a P.K. Nail in asphalt, the center line intersection of Buck Hill Road and Highland Avenue (Drive); thence, along said centerline of Highland Avenue (Drive) North 39 degrees 13 minutes 59 seconds East 259.07 feet to the point of beginning, containine 3.0 acres more or less.

BEING the same property conveyed to BYRAM HALTON GROSS and wife, PEGGY H. GROSS, by deed of record in Book 4195, page 951, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6754 PAGE 79

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
			67[illegible].[illegible]- [illegible]	
			216.50 [illegible]	
			.50 [illegible]	
			3.00 [illegible]	
			[illegible] 285.70-	
			2164A01/02/86 DAN .[illegible]	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6574 8

IDENTIFICATION REFERENCE

JAN 2 2 31 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY

No. 207013