BOOK 6760 PAGE 25

B0441

WARRANTY DEED

FROM: John N. Belcher, and wife, Mary H. Belcher, Grantors

To: David W. Talley, Grantee

This instrument was prepared by:
Warren H. Wild, Jr.
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building

Address New Owner(s) as Follows:
David W. Talley
501 Green Apple Turn
Brentwood, TN 37027

Send Tax Bills To:
same

Map-Parcel Numbers
171-8-29
Field Book Number
6DU-78100

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Twenty-Seven Thousand and No/100 Dollars ($27,000.00).

David W. Talley
Affiant

SUBSCRIBED AND SWORN TO before me, this the 9TH day of JANUARY, 1986.

Debbie A. Baker
Notary Public

DEBBIE A. BAKER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: March 8, 1989

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, John N. Belcher and wife, Mary H. Belcher, Grantors, have bargained and sold, and by these presents do transfer and convey unto the said David W. Talley, Grantee, his heirs, successors and assigns, with full power to convey, lease, restrict, mortgage or encumber without the joinder of any beneficiary a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 15 on the Plat of Saddlewood Subdivision of record in Plat Book 5200, page 128, Register's Office for said County.
>
> Said Lot No. 15 fronts 257.08 feet on the northeasterly margin of Green Apple Lane and extends back 160.13 feet on the easterly line, and 187.12 feet on the westerly line to a line on the rear on which it measures 235.59 feet.

Being the same property conveyed to John N. Belcher and wife, Mary H. Belcher by deed from David W. Talley, Trustee of record in Book 6534, page 152, Register's Office of Davidson County, Tennessee.
This is unimproved property.

This conveyance is expressly made subject to the following:

1. Restrictive covenants contained in an instrument of record in Book 5390, page 306, said Register's Office.

2. The Plan of record in Book 5200, page 128, said Register's Office, shows an owner's certificate, a 65-foot minimum building setback line from Green Apple Lane and a 10-foot easement for public utility and drainage purposes along the easterly and rear lines of said lot and the notes as shown on said plan.

3. The lien for 1986 taxes, not yet due and payable, which have been prorated and will be paid by grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors, and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantors do further covenant and bind Grantors, their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantors do further covenant to transfer to Grantee all of their rights in a water tap for said property.

Witness our hands this 9th day of January, 1986.

John N Belcher
JOHN N. BELCHER

Mary H. Belcher
MARY H. BELCHER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Denise M. Laumeyer, a Notary Public of said County and State, JOHN N. BELCHER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 9th day of January, 1986.

Denise M. Laumeyer
Notary Public

My Commission Expires: 3-8-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Denise M. Laumeyer, a Notary Public of said County and State, MARY H. BELCHER, 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, at Office, this 9th day of January, 1986.

Denise M. Laumeyer
Notary Public

My Commission Expires: 3-8-89

6.7.9 I-O

IDENTIFICATION REFERENCE

JAN 10 10 40 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0892W/12-17-85

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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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
			70.00	CSTAX
			.50	PRFEE
			3.00	MDEED
			CHECK	73.50-
			4746AD1/10/86 BAL	.0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.7.9 1-0

IDENTIFICATION REFERENCE

JAN 10 10 40 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 209530