#4318 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 221
Nashville, TN 37215

BOOK 6771 PAGE 320

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
THOMPSON S. DENT, JR. (NAME)	NEW OWNER (NAME)	92-11
118 Trace-End Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	364
Franklin, Tennessee 37064 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	9W 10905

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, STANLEY L. EVANS and JAMES H. LESLIE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMPSON S. DENT, JR. and FRANK MAXWELL, JR.

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being the remainder not used as right-of-way for the widening of Charlotte Avenue of Lot No. 97 of Block 8 on the map of Murphy Land Company's Division "B" as of record in Book 161, Page 126, Register's Office for said County and described as follows:

BEGINNING at a point on the new relocated southerly margin of Charlotte Avenue; thence leaving said margin of Charlotte Avenue south 58 deg. 00 feet west 174.0 feet to a point on the easterly margin of 20th Avenue North; thence north 32 deg. 00 feet west 30.7 feet along the present easterly margin of 20th Avenue North to a point; thence 27.73 feet around a curve that has a 15 foot radius to a point on the new relocated southerly margin of Charlotte Avenue; thence north 74 deg. 30 feet east 165.1 feet along the new relocated southerly margin of Charlotte Avenue to the point of beginning.

Being the same property conveyed to Stanley L. Evans, James H. Leslie, Johnny W. Warner and by deed from The Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 5516, page 207, said Register's Office. Johnny W. Warner has since conveyed his 1/3rd undivided interest in said property to Stanley L. Evans and James H. Leslie by Quitclaim Deed of record in Book 6316, Page 293, said Register's Office.

72050

IDENTIFICATION REFERENCE

JAN 28 11 19 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved (XX)
This is improved ( ) property, known as 20th Avenue North, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 2nd day of December, 19 85.

Stanley L. Evans
STANLEY L. EVANS

James H. Leslie
JAMES H. LESLIE

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named STANLEY L. EVANS and JAMES H. LESLIE

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

Witness my hand and official seal at Nashville, Tennessee this 2nd day of December, 1985

My commission expires 1/10/89 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of 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 _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, 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 _____

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF December, 19 85

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM
STANLEY L. EVANS and JAMES H. LESLIE

TO
THOMPSON S. DENT, JR. and FRANK MAXWELL, JR.

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 928
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0928

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

25000.00- CONT.
65.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 71.50-
9745AD1/26/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7205O

IDENTIFICATION REFERENCE

JAN 28 11 19 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 214411