File Box 43

STATE OF TENNESSEE
COUNTY OF Davidson BOOK 6781 PAGE 773

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Charles C. Niehuss
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF February 1986

Notary Public

MY COMMISSION EXPIRES 4-20-88
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Charles C. Niehuss et ux (NAME)	Same (NAME)	6DA-13022
3013 Wayfarer Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	119-3
Bedford, Texas 76021 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	#155

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, Charles O. French and wife, Joan O. French

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles C. Niehuss and wife, Sandra K. Welch-Niehuss

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

A tract of land in the 6th Civil District of Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a concrete monument on the southwesterly margin of Foothill Drive, at the common corner of a reserved tract, and Lot 84, on the Map of Hill-N-Dale Subdivision, Section 2, of record in Book 4175, Page 5, the same being the common corner of Lots 1 and 2 on a resubdivision of said subdivision, of record in Book 5190, Page 279, and as shown on a further resubdivision of said subdivision of record in Book 5190, Page 746, all of record in the Register's Office for Davidson County, Tennessee. Thence, with the common line between said reserved tract (Lot 2) and Lot 84 (Lot 1) south 51° 39' 21" east 204.38 feet to an iron pin; thence, south 50° 11' 35" west 101.90 feet to an iron pin; thence north 34° 9' 4" west 119.32 feet to an iron pin; thence north 51° 39' 21" west 69.76 feet to a point; thence, north 38° 26' 0" east 39.46 feet to an iron pin; thence, north 9° 9' 6" west 74.53 feet to an iron pin; thence, north 81° 30' 38" east 18.0 feet to an iron pin; thence, south 9° 9' 6" east 57.88 feet to the point of beginning.

BEING part of the property conveyed to Charles O. French by deed from McDowell Development Corporation recorded in Book 5405, Page 230, and the property conveyed to Charles O. French by deed from McDowell Development Corporation of record in Book 5479, Page 841, both in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements and restrictions of record.

Joan O. French, wife of the said Charles O. French, joins in this conveyance for the purpose of conveying any and all right and title that she may now, or at any time in the future, have in subject property, especially her marital rights.

This is unimproved ( ) improved (X) property, known as 528 Foothill Drive (House Number) (Street) Nashville, TN (P. O. Address) (City or Town) 37217 (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 ti, 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 our hands this 10th day of February 19 86

x Charles O. French

x Joan O. French

STATE OF TENNESSEE
Davidson County

BOOK 6781 PAGE 774

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles O. French and wife, Joan O. French

or proved to me upon the basis of satisfactory evidence the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of February, 1986

Commission expires 4/20/86

Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do. executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Charles O. French et ux

Joan O. French

TO

Charles C. Niehuss et ux

Sandra K. Welch-Niehuss

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
FEB 12 2 33 PM '86

IDENTIFY REFERENCE

5 5 9 5 7

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

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

RECEIVED OF _____

FOR _____ BOOK 6781 PAGE 775

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

85000.00- CONT.
221.00 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 227.50-
4204A02/12/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.5655

IDENTIFICATION REFERENCE

FEB 12 2 03 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 218753