FROM UNVERIFIED INFORMATION FURNISHED BY THE PARTIES

file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY,** Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Donald C. Sheldon, Jr.
8501 Highway 70-W
Kingston Springs, TN 37082

SEND TAX BILLS TO:
SAME

MAP-PARCEL NUMBERS:
126-76
9D-3410

BOOK 5805 PAGE 299

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Charles H. Earley and wife, Margaret F. Earley hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Donald C. Sheldon, Jr., and wife, Pamela Sheldon hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in the 9th Civil District of Davidson County, Tennessee, being Tract No. 2 of a portion of the W. T. Mutton Property and described according to a survey by James L. Murphy, Jr., and Company, dated January 5, 1967, as follows:

BEGINNING at a point in the southerly margin of the Memphis-Bristol Highway, said point being the northeast corner of the herein described tract; thence south 1° 53' 35" west 908.81 feet to a point; thence south 52° 31' west 174.65 feet to a point; thence north 1° 53' 35" east 1039.11 feet to a point in the southerly margin of the Memphis-Bristol Highway; thence easterly along the southerly margin of same, 136.54 feet to the beginning.

BEING the same property conveyed to Charles H. Earley and wife, Margaret F. Earley by deed from Thomas Roberts and wife, Evelyn Roberts of record in Book 5285, page 707, Register's Office for Davidson County, Tennessee.

THE property herein conveyed is subject to the restrictive covenants of record in Book 4186, page 234, said Register's Office.

83565

IDENTIFICATION REFERENCE

MAR 17 | 29 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 8501 Highway 70-W, Kingston Springs, TN 37082.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 1st day of March, 19 86.

Charles H Earley
Charles H. Earley

Margaret F. Earley
Margaret F. Earley

CHECK

STATE OF TENNESSEE
COUNTY OF Davidson

On this 1st day of March, 19 86, before me personally appeared Charles H. Earley and Margaret F. Earley, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

3523

My Commission Expires: 10-24-88

Notary Public

BOOK 6805 PAGE 300

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 100,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 1st day of March, 1986.

My Commission Expires: 10-24-88

_____
Notary Public

WARRANTY DEED

from:

CHARLES H. EARLEY, ET UX

to:

DONALD C. SHELDON, JR., ET UX

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

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

RECEIVED OF _____

FOR _____

BOOK 6805 PAGE 301

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

100000.00- CAMT.
260.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 266.50-
3623A03/17/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83569

IDENTIFICATION REFERENCE

MAR 17 1 29 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 227921