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WARRANTY DEED

PREPARED BY:

J. K. WOODARD
Attorney at Law
919 West Main Street
Hendersoville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater for this transfer is $ 2,000.00.

Affiant

SWORN to and subscribed before me on this the 17th day of March, 1986.

NOTARY PUBLIC

My Commission Expires: 7-24-89

ROSCOE SAVAGE
ADDRESS NEW OWNER: 1304 DONELSON AVE.
OLD HICKORY, TN. 37138

SEND TAX BILLS TO: SAME

MAP-PARCEL NO. 44-10
Par 13 Js

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, we, VERNER W. DEAN and wife, ELINOR O. DEAN, hereinafter called the **GRANTORS**, have bargained and sold and by these presents, do transfer and convey unto ROSCOE SAVAGE and wife, MINNIE W. SAVAGE, hereinafter called **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEGINNING at an iron pin, being the Northwest corner of Lot No. 9, Section I, Rolling Green Subdivision, Village of Old Hickory, as of record in Plat Book 1424, Page 76, Register's Office for Davidson County, Tennessee and the Northeast corner of Lot No. 6 of said subdivision; thence South 31 deg. 08 min. East 170.4 feet to an iron pin; thence South 0 deg. 45 min. West 246.4 feet to an iron pin; thence North 57 deg. 23 min. West 106.0 feet to an iron pin; thence North 0 deg. 45 min. East 335.0 feet to an iron pin being the point of beginning, containing 0.60 acre, more or less.

BEING part of the property conveyed to VERNER W. DEAN and wife, ELINOR O. DEAN by Deed from H. A. GENTRY of record in Book 6193, Page 660, Register's Office for Davidson County, Tennessee.

This is (~~improved~~/unimproved) property known as rear of 1304 Donelson ~~Ct~~ Ave., ~~Nashville~~ Old Hickory, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 it, 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 17TH day of March, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Verner W. Dean
VERNER W. DEAN

Elinor O. Dean
ELINOR O. DEAN

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STATE OF TENNESSEE

COUNTY OF

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, VERNER W. DEAN and wife, ELINOR O. DEAN, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee this the 17th day of March, 1986.

J. K. Woodard
NOTARY PUBLIC

My Commission Expires: June 25, 1989

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

8 3 9 2 0.

IDENTIFICATION REFERENCE

MAR 18 10 18 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

4084 03/18 11.70- CHECK

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

RECEIVED OF _____

FOR _____

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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

2000.CO- CAMT.
5.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 11.70-
4084A03/18/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83920

IDENTIFICATION REFERENCE

Mar 18 10 10 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 228376