Book 10

BOOK 6811 PAGE 261

Book 10

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,187.04

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF November, 19 85

Notary Public

MY COMMISSION EXPIRES: 7-18-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
W. L. Bainbridge (NAME)	Same (NAME)	06DU 71480
9th Floor (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 161
Nashville TN. 37219 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	P/O Parcel 96

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, W. M. Seat and wife, Georgia Hill Seat

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W. L. Bainbridge

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

Being Tract No. 1 of Maple Ridge as described on the unrecorded survey of Anderson-Delk & Associates, Inc., dated October 22, 1985 (84-121), and being more particularly described as follows:

Beginning at a point in the westerly margin of Nolensville Road and corner to Tract No. 2 of Maple Ridge as shown on the unrecorded survey of Anderson-Delk & Associates, Inc., dated October 22, 1985; thence with the line of Tract No. 2 North 86° 24' 00" West 344.79 feet to a point; thence North 2° 56' 42" East 251.50 feet to a point in the line of Bill Henry, et ux (Book 4012, page 401 RODC); thence with Henry's line South 86° 29' 24" East 344.78 feet to a point in the westerly margin of Nolensville Road; thence with the margin of Nolensville Road along a curve having a radius of 4172.18 feet a distance of 252.08 feet to the point of beginning and containing 2.00 acres, more or less, said Tract No. 1 being described according to the survey of Anderson-Delk & Associates, Inc., dated October 22, 1985.

Being a portion of the same property conveyed to W. M. Seat and wife, Georgia Hill Seat by deed from David E. McQueen and wife, Rufie McQueen of record in Book 1637, page 530, Register's Office for Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as 2.0 acres Nolensville Road (House Number) (Street) Davidson County, Tennessee (P. O. Address) (City or Town) (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 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 11th day of November, 1985

W. M. Seat

Georgia Hill Seat

BOOK 6811 PAGE 262

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, W. M. Seat and wife, Georgia Hill Seat

the within named 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 purpose therein contained.

WITNESS my hand, at office, this 11th day of November, 19 85

Patricia Spicer Carden
NOTARY PUBLIC

My commission expires:
7-18-87

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ 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 himself to be President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19____.

_____
NOTARY PUBLIC

My commission expires:

_____

WARRANTY DEED

FROM

W. M. Seat and wife, Georgia Hill Seat

TO

W. L. Bainbridge

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

IDENTIFICATION REFERENCE

85481

MAR 24 1 16 PM '86

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR BOOK 6811 PAGE 263

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

4810704- CAPT.
125.32 CSTAX
.50 PRFEE.
6.00 WDEED-
CHECK 131.32-
5939A03/24/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85481.

IDENTIFICATION REFERENCE

MAR 24 1 10 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 230188