Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Randall G. Ray, etux 5452 Beech Church Pike Goodlettsville, Tn. 37072	Same as new owner	Map 18 Parcel 78 10D-02580.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, TERRY L. SAMPLES and wife, JANYTH A. SAMPLES, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said RANDALL G. RAY and wife, JANICE LYNN RAY, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 10th Civil District of Davidson County, Tennessee, described according to an unrecorded survey by Donald R. Carver, Lic. No. 271, dated March 8, 1980, as follows:

BEGINNING at an iron pin, said point being the southwesterly corner of the E. Lee Waggoner property and the southeasterly corner of this tract; thence South 89 degrees 10 West 300 feet to an iron pin; thence North 00 degrees 20 min. East 1270.00 feet to an iron pin, corner to John L. Draper; thence North 89 degrees 10 min. East 300.00 feet to an iron pin, corner to E. Lee Waggoner; thence South 00 degrees 20 min. West 1270.00 feet to the point of beginning, containing 8.74 acres, more or less.

Being the same property conveyed to Terry L. Samples and wife, Janyth A. Samples, by deed from Sam Tinnin and wife, Glenda F. Tinnin, of record in Book 6173, page 920, Register's Office, Davidson County, Tennessee.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. 1986 State and County taxes, a lien, prorated between the parties and assumed in full by Grantees.

2. Easement for ingress and egress of record in Book 4758, page 306 and Book 4936, page 352, said Register's Office.

3. Letter from Metropolitan Government of Nashville and Davidson County, pertaining to sewage soil absorption system, of record in Book 5638, page 863, said Register's Office.

And We, the GRANTORS, 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.

WITNESS our hands on this the 15th day of March, 1986.

85930

IDENTIFICATION REFERENCE

MAR 26 8 33 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

MAIL CHG

TERRY L. SAMPLES

JANYTH A. SAMPLES

STATE OF TEXAS)
COUNTY OF DALLAS)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TERRY L. SAMPLES and wife, JANYTH A. SAMPLES, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 15th day of March, 1986.

Mary L. Davis
NOTARY PUBLIC

My Commission Expires: July 3, 1989

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

Affiant

Sworn to and subscribed before me, this the 24th day of March, 1986.

Diane M. Catley
NOTARY PUBLIC

My Commission Expires: 1-19-88

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

RECEIVED OF _____

FOR _____

BOOK 6812 PAGE 681

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

50000.00- CONT.
234.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 240.50-
6456A03/26/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85930

IDENTIFICATION REFERENCE

MAR 26 8 33 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 230688