91170

This instrument was prepared from information furnished by the parties.

by: Ronald S. Nunn
6895 Edmondson Pike
Brentwood, Tennessee

IDENTIFICATION REFERENCE

APR 14 9 12 AM '91
FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

Mail tax Statements To:

L. Darold Guess, et ux
Route 1, Rudisill Park, Box 173A
Dallas, North Carolina 28034

Address of New Owner

Same

TAX MAP 187 Parcel 20

From: Ronald S. Nunn, et ux

To: L. Darold Guess, et ux

WARRANTY DEED

FOR A CASH CONSIDERATION, this day in hand paid, the receipt of which is hereby acknowledged, Ronald S. Nunn and wife, Joye E. Nunn as Grantors have bargained and sold and do transfer and convey unto, L. Darold Guess and Pauline R. Guess, the Grantees, their heirs and assigns forever, the following described real estate, together with any and all improvements thereon, situated in Davidson County, Tennessee, to-wit:

LAND in the 5th Civil District of Davidson County, State of Tennessee, bounded on the North by tract #4-B of this survey; the East by property of Andy Burkitt, Tax Map 187, parcel 21; the South by tract #4-N of this survey; the West by Lucien Battle, Deed Book 2279, page 319 As described according to an unrecorded survey by Robert Francis, a licensed Surveyor (license No. 669), dated 24 January 1986.

Beginning at a nail in the center line of Battle Road in line with the center line of a 50 foot right of way used to ingress and egress to other tracts of this survey, said nail being the SW corner of tract #1 of this survey, the SE corner of tract #2 of this survey and futher identified as N 88 degrees 13' 30" W 293.62 feet from the SW corner of Andy Burkitt; thence leaving center road and with center line of 50 foot right of way as follows N 3 degrees 00' E, 405.76 feet to a pin; thence N 14 degrees 38' 50" E, 326.0 feet to a pin in the center of right of way; thence continuing with the center line of right of way N 55 degrees 44' 53" E, 225.0 feet to a pin; thence leaving center of right of way and with north line of tract #1 of this survey S 83 degrees 08' E 50 feet to a pin in west fence of Andy Burkitt; thence with west fence of Burkitt, being east side of right of way as follows N 3 degrees 08' E 631.6 feet to a pin by a post; thence N 3 degrees 25' E 124.6 feet to a pin, continuing 53.4 to a pin in fence; thence N 3 degrees 04' E 887.4 feet to a pin in fence; thence N 3 degrees 15' E 5.38 feet to a pin in fence, this being the beginning of this survey; thence with north line of tract #4-N of this survey N 86 degrees 14' 25" W 497.56 feet to a pin in the east fence of Lucien Battle; thence with the east fence of Battle N 4 degrees 29' 33" E 443.0 feet to a point in fence; thence S 86 degrees 14' 25" E 487.96 feet to a point in fence line, being the NE corner of this tract, thence S 3 degrees 15' W 443.0 feet to the beginning, containing 5.01 acres, more or less.

INCLUDED in this tract is a 50 foot right of way for private roadway easement as recorded in Deed Book 6653, page 29 R.O.D.C. for ingress an egress and for the laying an maintenance of water lines as needed by tract owners and in addition a 15 foot easement for power and phone service and maintenance shall be maintained west of and adjioning the same road way.

BEING part of the property conveyed to Ronald S. Nunn and wife, Joye E. Nunn, by deed of record in Deed Book 6633, Page 814, Register's Office, Davidson County, Tennessee.

SUBJECT to Restrictive Covenants recorded in Book 6653, page 27 Register's Office Davidson County, Tennessee.

SUBJECT to Land Owners Association created for the purpose of maintaining a private roadway and of record in Book 6653, page 29 R.O.D.C. In partial consideration for this conveyance the Grantees agree to abide and comply with the terms, conditions and requirements of said Land Owners Association.

L. Darold Guess Pauline R. Guess

THE 1986 taxes are to be paid by the Seller.

TO HAVE AND TO HOLD the said real estate, together with the appurtenances, estate, title and interest thereto belonging to the said Grantees, L. Darold Guess and Pauline R. Guess their heirs and assigns forever; and I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 my hand this 10th day of April, 1986.

Ronald S. Nunn Joye E. Nunn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $20,000.00

Affiant

Subscribed and sworn to before me this the 10th day of April, 1986.

My commission expires: 10/19/87 Notary

STATE OF TENNESSEE
COUNTY OF WILLIASON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald S. Nunn and wife, Joye E. Nunn 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 this 10th day of April, 1986.

My Commission Expires: 10/19/89 Notary Public

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

RECEIVED OF _____

FOR _____

BOOK 6828 PAGE 70

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
			20000.00- CANT.	
			52.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	58.50-
			2664A04/14/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91170

IDENTIFICATION REFERENCE

APR 14 9 12 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 236762