BOOK 6830 PAGE 575

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

Eller Bros. Inc.

TO

J. D. Stevens

For draftsman's use

This Instrument Prepared By:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. BOX 2707
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. D. Stevens (NAME)	SAME (NAME)	Map 43-05
3937 Hallath Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 036
Nashville TN 37216 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

92057

IDENTIFICATION REFERENCE

APR 16 11 10 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 125,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF April, 1986.

Notary Public

MY COMMISSION EXPIRES: 5/13-89

(AFFIX SEAL)

For and in Consideration of the sum of TEN AND NO/100 ($10.00) ---------- DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

ELLER BROS. INC. , a Tennessee corporation

has ~~have~~ bargained and sold, and by these presents does transfer and convey unto the said J. D. Stevens, his

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

3734 14-10074-1 CHECK

Form No. WD3a

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 4 on the Map of Madison Annex Subdivision as of record in Book 843, page 32, Register's Office for said County, according to survey by R.L. Chapdelaine, RLS #144 dated July 8, 1985, as follows:

Said Lot No. 4 fronts 140 feet on the westerly side of Gallatin Pike and runs back 348.57 feet on the northerly line and 369.44 feet on the southerly line to the easterly margin of the L & N Railroad right of way and measures 138.20 feet thereon.

Being the same property conveyed to Eller Bros. Inc by deed from J. C. Eller and wife Laura Mae Eller of record in Book 6389, page 865, Register's Office for Davidson County, Tennessee.

Subject to easement for postal telegraph cable of record in Book 681, page 318, sanitary sewer easement of record in Book 3458, page 442, and sanitary easement of record in Book 6010, page 735, all in the Register's Office for Davidson County, Tennessee.

Subject also to a three foot charter right of way along the rear line of the above described lot in favor of L & N Railroad as shown on a survey by R.L. Chapdelaine dated July 8, 1985.

Easement for postal telegraph cable of record in Book 681, page 318 is insured against loss by Title Insurance Company of Minnesota pursuant to its title commitment T.D. No. 255231.

This is unimproved ( ) improved (X) property, known as 705 Gallatin Road, Madison, Tennessee 37115
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. D. STEVENS, his heirs and assigns, forever.

And it does ~~do~~ covenant with the said J. D. STEVENS that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. except as hereinabove set forth, and taxes for the year 1986, which have been prorated.

And Eller Bros. Inc., a Tennessee Corporation, does ~~do~~ further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said J. D. STEVENS, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 2nd day of April, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

ELLER BROS. INC.

By: James C. Eller
James C. Eller, President

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires_____

STATE OF .....
County of .....

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Teresa A. Smith a Notary Public in and for the State and County aforesaid, personally appeared James C. Eller

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President _____ of the Eller Bros. Inc.

a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of April, 1986.

Teresa A. Smith Notary Public

Commission Expires JAN. 21, 1990

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
			125500.00-	CAMT.
			326.30	CSTAX
			.50	PRFEE
			9.00	WDEED
				CHECK 335.80-
			3704A04/16/86	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92057

IDENTIFICATION REFERENCE

APR 16 11 10 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 237782