30433

This instrument prepared by:
Devereaux D. Cannon, Jr., Attorney
Ticor Title Insurance Company
344 4th Avenue North
Nashville, Tennessee 37219

Map 57
Parcel 37

BOOK 6835 PAGE 633

WARRANTY DEED

THIS INDENTURE, made this 20th day of June, A.D. 1985, by and between NORMAN F. MESGER and wife, SHIRLEY MESGER, of Franklin County, State of Missouri, of the First Part, and

TONEY CARROLL, JR. and wife, JUDY C. CARROLL,

of Davidson County, State of Tennessee, of the Second Part,

W I T N E S S E T H :

That the said First Parties, for and in consideration of the sum of Twelve Thousand Three Hundred Thirty and no/100ths ($12,330.00) Dollars to them in hand paid, the receipt of which is hereby acknowledged, have bargained, sold, transfered and conveyed and do hereby bargain, sell, transfer and convey unto the said Second Parties, their heirs and assigns, a certain parcel or tract of land in Davidson County, State of Tennessee, described as follows:

SITUATED in the Second (2nd) Civil District of Davidson County, Tennessee, and being more particularly bounded and described as follows:

BEGINNING at an iron pin at the base of a 12-inch hickory, said pin being the Southwest corner of the property conveyed to Toney Carroll, Sr. and wife, Lillie Carroll, by deed from Leona Johnson Tompkins, Elizabeth Johnson Hardin, Mary Johnson Robinson, Rosie Lee Johnson Bowers, Minnie Marie Johnson Dowdy, Sarah Juanita Young Martin, and Kathryn Loretta Young Wilson, of record in Book 4149, page 257, of the Register's Office of Davidson County, Tennessee;
THENCE, South 4 deg. 19 min. 48 sec. East 781.0 feet to an iron pin;
THENCE, North 57 deg. 31 min. West, 520.0 feet to an iron pin at the center of the ridge;
THENCE, South 75 deg. 00 min. West, 200.0 feet to an iron pin;
THENCE, due West, 80.66 feet to an iron pin on the West side of the hill;
THENCE, North 4 deg. 19 min. 48 sec. West, 490.11 feet to a spike in the centerline of a dirt road leading to the Toney Carroll, Sr. property;
THENCE, with the centerline of said dirt road, the following calls:
North 74 deg. 40 min. 32 sec. East, 106.73 feet
to a point; thence North 59 deg. 23 min. 07 sec. East, 188.97 feet
to a point; thence North 43 deg. 40 min. 48 sec. East, 121.17 feet
to a point; thence North 32 deg. 38 min. 10 sec. East, 61.74 feet
to a point; thence North 10 deg. 37 min. 12 sec. East, 45.84 feet
to a point; thence North 14 deg. 49 min. 04 sec. East, 36.31 feet
to a point; thence North 42 deg. 59 min. 38 sec. East, 44.50 feet
to a point; thence North 50 deg. 39 min. 34 sec. East, 102.56 feet
to a point; thence North 60 deg. 04 min. 52 sec. East, 82.32 feet
to a point; thence North 55 deg. 54 min. 02 sec. East 89.79 feet
to a fence post on the South margin of said road;
THENCE, South 3 deg. 29 min. 21 sec. East, 51.08 feet to an iron pin;
THENCE, South 4 deg. 19 min. 48 sec. East, 420.84 feet to the point of BEGINNING, containing 12.33 acres, more or less, according to the survey of William Marlin Keel, RLS, dated April 23, 1985, Job No. 1423.

BEING a portion of the same property conveyed to Norman F. Mesger by June M. Mesger, by Quit Claim Deed dated May 6, 1969, of record in Deed Book 4764, page 9, in the Register's Office for Davidson County, Tennessee.

This instrument was prepared from materials provided by the parties and no representation is made by the preparer as to the accuracy thereof or to the status of the title.

with the hereditaments and appurtenances thereunto appertaining,

TO HAVE AND TO HOLD the said tract or parcel of land unto the said Second Parties, their heirs and assigns, forever. The First Parties hereby covenant with the Second Parties that they are lawfully seized and possessed of said land in fee simple, and that they have a good right to convey it, and the same is unencumbered, and said First Parties do further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to the said land to the said Second Parties, their heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, the First Parties have hereunto set their hands and seals the day and year first above written.

RESPONSIBLE TAXPAYER:

Toney Carroll, Jr. and wife,
Judy C. Carroll
Route 3
4977 Carroll Road
Ashland City, TN. 37015

Norman F. Mesger (L.S.)
NORMAN F. MESGER

Shirley F. Mesger (L.S.)
SHIRLEY MESGER

APR 22 2 24 PM '86
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE
937.21

STATE OF MISSOURI)
COUNTY OF FRANKLIN) ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, NORMAN F. MESGER and wife, SHIRLEY MESGER, the within named bargainors, 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 purposes therein contained.

Witness my hand and official seal at office this 6th day of Nov., A.D. 1985.

ROGER L. GROB
NOTARY PUBLIC
STATE OF MISSOURI

Roger L. Grob
Notary Public
Roger L. Grob
Box 82
Pacific, Mo. 63037
(314) 764-2898

My Commission expires March 10, 1988

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer or true value of the property, whichever is greater is $12,330.00.

Affiant

Sworn to and subscribed before me this 22nd day of April, 1986.

SANDRA L. PLOUCHER
NOTARY PUBLIC
STATE OF TENNESSEE

Sandra L. Plouch
Notary Public

My Commission expires 1-18-87.

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

RECEIVED OF _____

FOR _____

BOOK 6835 PAGE 635

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

12330.00- CANT.
31.98 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 38.48-
5725A04/22/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93721

IDENTIFICATION REFERENCE

APR 22 2 24 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 239754