This Instrument Was Prepared By:
Claiborne K. McLemore, III, Esq.
Trabue, Sturdivant & DeWitt
27th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

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Address New Owner(s):
John R. Padgett
2023 McIntyre Court
Franklin, TN 37064

Send Tax Bills to:
same

Map/Parcel No:
See below

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, TREEMONT DEVELOPMENT CORPORATION (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to JOHN R. PADGETT (the "Grantee"), his heirs, successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

All that real property described on the attached Exhibit A, which is incorporated herein in its entirety.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and his heirs, successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument is executed on this 15th day of April, 1986.

TREEMONT DEVELOPMENT CORPORATION

By: _____
Hunter McDonald, III, Secretary

9 6 3 1 1

IDENTIFI REFERENCE

APR 30 2 09 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Being part of:
M & P 146-6-4; FB No. OH-3140, M & P 146-6-6; FB No. OH-12680,
M & P 146-6-44; FB No. OH-12673, M & P 146-6-43; FB No. OH-12674,
M & P 146-1; FB No. OH-12900, M & P 146-2-13; FB No. OH-12575,
M & P 146-2-14; FB No. OH-12570, M & P 146-6-7; FB No. OH-12675,
M & P 146-6-14; FB No. OH-12560, M & P 146-6-15; FB No. OH-12565,
M & P 146-5-12; FB No. OH-12670, M & P 146-2-19; FB No. OH-12672

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Hunter McDonald, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Secretary of Treemont Development Corporation, the within named bargainor, a corporation, and that he as such Secretary, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Secretary.

Witness my hand and official seal, at office in Nashville, Tennessee, this 15th day of April, 1986.

Notary Public

My Commission Expires: 1/15/88

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

Affiant

Subscribed and sworn to before me,
this 15th day of April, 1986.

Notary Public

My Commission Expires: 1/15/88

A certain tract of land known as Lot 8 on the Plan of Treemont as of record in Book 6350, page 895, Register's Office for Davidson County, Tennessee and described more fully as follows:

Beginning at a point in the easterly margin of the cul de sac of Tyne Valley Court being the most southeasterly corner of Lot 7 on the Plan of Treemont, of record as aforesaid; thence, leaving said margin North 49° 26' 07" East 483.44 feet to a point; thence, South 04° 58' 32" West 466.00 feet to a concrete monument; thence, North 73° 44' 06" West 327.43 feet to a point in the easterly margin of the said cul de sac; thence, northwardly along the said margin, being a curve having a radius of 62.50 feet and a tangent of 43.52 feet, 61.99 feet to the point of beginning. Containing 2.00 acres, more or less.

The above described property is subject to the following:

1. 1986 property taxes, which have been prorated and are to be paid by the Grantor.

2. Restrictive covenants of record in Book 6833, page 594, Register's Office for Davidson County, Tennessee.

3. Additional restrictive covenants of record in Book 6833, page 601, Register's Office for Davidson County, Tennessee.

4. Charter and By-laws of Treemont Homeowners' Association, of record in Book 6833, page 617, Register's Office for Davidson County, Tennessee.

5. All matters appearing on the plat of Treemont, as of record in Book 6350, page 895, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Treemont Development Corporation by deed from Lynn Anderson Stream of record in Book 6833 page 586, Register's Office for Davidson County, Tennessee.

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

120000.00- CAMT.
312.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 321.50-
8733A04/30/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

963 I. I.

IDENTIFY REFERENCE

APR 30 2 09 PM '86

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

No. 242686