Mail

This instrument was prepared from information furnished by the parties.

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

Mail tax Statements To:

Ronald S. Nunn
6895 Edmondson Pike
Brentwood, Tennessee 37027

Address of New Owner

Same

BOOK 6845 PAGE 127

From: Michael P. Thomas, et ux

To: Ronald S. Nunn, et ux

TAX MAP & PARCEL NO.

Map 187 Parcel 89

WARRANTY DEED

FOR A CASH CONSIDERATION, this day in hand paid, the receipt of which is hereby acknowledged, Michael P. Thomas and wife, Paula N. Thomas, as Grantors have bargained and sold and do transfer and convey unto, Ronald S. Nunn and wife, Joye E. Nunn, 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:

TRACT No. 6 of land in the 5th Civil District of Davidson County, Tennessee, and described on an unrecorded survey by Robert E. Francis, Surveyor (license No. 669) dated September 18, 1984, and revised November 20, 1984, as follows:

BEGINNING at a nail in the center line of Kidd Road (Williamson County) being the SE corner of property of James McCanless and the SW corner of Tract No. 1 of this survey; Thence with the easterly line of McCanless (fenced), N 4 degrees 50' E 1510.9 feet to a pin by a corner post being the BEGINNING of this survey, the SE corner of this tract: thence with the northerly line (fenced) of McCanless N 81 degrees 36' W 468.8 feet to a point in the fence line and N 83 degrees 35' W 693.1 feet to a pin in a fence corner being the SW corner of this tract; thence with the easterly line of Frank A. Millraney N 6 degrees 15' E 367.5 feet to a pin being the NW corner of this tract; thence with the southern line of Tract No. 7 of this survey S 84 degrees 23' 12" E 1,153.70 to a pin in the cul-de-sac of a 50 foot wide private road being the NE corner of this tract; thence with the westerly line of Tract No. 4 of this survey S 5 degrees 06' 49" W 400.0 feet to the beginning, containing 10.0 acres, more or less.

Being part of the same property conveyed to Michael P. Thomas and wife, Paula N. Thomas by Ronald S. Nunn, Trustee, of record in Book 6500, page 675, Register's Office for Williamson County, Tennessee.

Included in this conveyance is a permanent easement 50 feet in width for ingress and egress from Kidd Road along a private roadway described by instrument of record in Book 6436, page 461, Register's Office for Davison County, Tennessee, and Book 504, page 499, Register's Office for Williamson County, Tennessee.

Included in this conveyance is a permanet easement 50 feet in width for ingress and egress from the land herein conveyed to the private roadway mentioned above. This easement is described by instrument of record in Book 6444, page 172, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to an easement for private roadway construction and maintenance across that portion of this land lying within that permanent easement for private roadway described by instrument of record in Book 6444, page 172, Register's Office for Davidson County, Tennessee.

This conveyance is also made subject to certain restrictive covenants of record in Book 6436, page 454, R.O.D.C., TN. and Book 504, page 496, R.O.W.C., TN.

This conveyance is made subject to separate Land Owners Associations created for the purpose of constructing and maintaining private roadways of record in Book 6436, page 461, R.O.D.C., TN. and Book 504, page 499, R.O.W.C., TN., and of record in Book 6444, page 172, R.O.D.C., TN. In partial consideration for this conveyance the Grantees agree to abide and comply with the terms, conditions and requirements of said two (2) separate Land Owners Associations.

Grantee Grantee

THE 1986 taxes are to be paid by the buyer.

This is unimproved property, known as Route 1, Kidd Road, Nolensville, Tennessee.

TO HAVE AND TO HOLD the said real estate, together with the appurtenances, estate, title and interest thereto belonging to the said Grantees, Ronald S. Nunn and wife, Joye E. Nunn thier heirs and assigns forever; and we 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 the same is unencumbered, unless otherwise herein set out; and we 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 this 29 day of April, 1986.

Michael P. Thomas

Paula N Thomas

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael P. Thomas and wife, Paula N. Thomas, 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 30th day of April, 1986.

Sandra A. McEldowney
Notary Public

10-24-88
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF HICKMAN

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

Mike Thomas
Affiant

Subscribed and sworn to before me this the 30th day of April, 1986.

My commission expires: 10-24-88

Sandra A. McEldowney
NOTARY

96829

IDENTIFICATION REFERENCE

MAY 1 1 29 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6845 PAGE 130

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
			65.00	CSTAX
			.50	PRFEE
			9.00	WDEED
				CHECK 74.50-
			9329A05/01/86	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96829

IDENTIFICATION REFERENCE

MAY 1 1 29 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 243269