BOOK 6851 PAGE 210

Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
G. T. Hamsley 2430 Tinnin Rd. Goodlettsville, Tn. 37072	Same as new owner	Map 3 Parcel 17 10D-22015

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, GEORGE S. KOONCE and wife, GLADYS KOONCE, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said G. T. HAMSLEY and wife, MARIE A. HAMSLEY, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in the 10th, formerly 20th, Civil District of said County, and being part of Lot No. 5 on the Map of the Subdivision of the Lands of the Heirs of Isam Butterworth and Phillip Joiner, deceased, of record in Book 161, page 22, Register's Office for said County, and described as follows:
>
> BEGINNING at a point in the center line of a public road, now known as Tinnon Road, at the southwest corner of the Turpin Tract, being the northwest corner of this tract; thence with the center of said road, southerly 175 feet to a point; thence south 88-1/2° east 185 feet to a point in the easterly line of Lot 5, in the center of Mansker's Creek; thence with the east line of Lot 5, north 3-3/4° east 175 feet to a point in the center line of Mansker's Creek, the southeast corner of the Old Turpin Tract, and the northeast corner of said Lot 5; thence with the south line of said Old Turpin Tract, north 88-1/2° west 185 feet to the beginning.
>
> Being the same property conveyed to George S. Koonce and wife, Gladys Koonce, by deed from Harold M. Sisco and wife, Mary Stark Sisco, of record in Book 2877, page 355, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

And We, the GRANTORS, 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 warrant that the same is unencumbered, except as follows, to-wit:

1. 1986 State & County taxes, a lien, but not yet due and payable, prorated between the parties and assumed in full by the Grantees.

2. The Plan of record in Book 161, page 22, said Register's Office.

3. Easement for electric transmission line granted to Tennessee Electric Power Co., of record in Book 653, page 40, said Register's Office, if applicable.

And We, the GRANTORS, 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 on this the 6th day of May, 1986.

George S. Koonce
GEORGE S. KOONCE

Gladys Koonce
GLADYS KOONCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GEORGE S. KOONCE and wife, GLADYS KOONCE, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 6th day of May, 1986.

Deanne M. Cooley
NOTARY PUBLIC

My Commission Expires: 1-19-88

98820

IDENTIFICATION REFERENCE

MAY 8 10 15 AM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $63,000.00.

G. J. Hamsley
Affiant

Sworn to and subscribed before me, this the 6th day of May, 1986.

Deanne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6851 PAGE 213

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

63000.00- CAMT.
163.80 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 173.30-
1708A05/08/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98820

IDENTIFICATION REFERENCE

MAY 8 10 35 AM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 245593