File 23

Address New Owner as follows:

Paul F. Durham etal
Butler-Durham Florist, Inc.
624-B West Main St.
Hendersonville, TN 37075

Send tax bills to:

National Mortgage Co
4041 Knight Arnold
Memphis, TN 37118

Map & Parcel

Map 133
Par. 70
6DU-19270

BOOK 6876 PAGE 396

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, Joanne R. Gaskill, unmarried, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said Paul F. Durham and Sid D. Durham, tenants in common, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in the 6th, formerly the 9th Civil District of Davidson County, Tennessee, described according to a survey made by Geo. W. Watkins, Surveyor, May 16, 1958, and further described according to a survey of John Kohl, dated May 7, 1973, as follows:

Beginning at a railroad spike in the center of Paragon Mills Road at the northeast corner of the property conveyed to John Murphy Myatt and wife, by deed from William Travis, of record in Book 2797, page 1, Register's Office for said County; thence with the center of said road, north 50 degrees 05' east 299 feet to a point on side of road; thence north 59 degrees 05' east 185 feet to a stake at mouth of branch; thence crossing said branch, north 77 degrees 30' east 77 feet to a 15-inch elm; thence south 7 degrees 50' west 120 feet to a hackberry clump; thence along a fence line, south 11 degrees west 287 feet to a post; thence south 1 degree 20' west 185 feet to an iron pin at a corner of Myatt property; thence with the northeasterly line of said Myatt property, north 54 degrees west 487 feet to the beginning, containing 2.9 acres, more or less.

Being the same property conveyed to Joanne R. Gaskill, unmarried, by deed from William F. Bates and wife, Ruby L. Bates, of record in Book 6136, page 122, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to Restrictive Covenants of record in Book 2856, page 203, said Register's Office; and easement of record in Book 3312, page 560, said Register's Office.

It is agreed and understood that the above-named Grantees assume and agree to pay the remaining unpaid balance of a deed of trust of record in Book 4707, page 58, Register's Office for Davidson County, Tennessee.

The herein described property is being conveyed in "As Is" condition.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

This is improved property known as 497 Paragon Mills Road, Nashville, TN.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Paul F. Durham and Sid D. Durham, tenants in common, their heirs and assigns forever.

AND GRANTOR COVENANTS that she is lawfully seized and possessed of said real estate, in fee simple, that she has a good right to convey it and that the same is unencumbered, unless otherwise herein set out.

AND GRANTOR DOES further covenant and bind herself, her heirs and assigns,

to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

WITNESS my hand on this the 3rd day of June, 1986.

Joanne R. Gaskill

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joanne R. Gaskill, unmarried, the within named bargainor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 3rd day of June, 1986.

NOTARY PUBLIC

My commission expires: 4/17/88.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $61,600.00.

Affiant

Subscribed and sworn to before me this the 3rd day of June, 1986.

NOTARY PUBLIC

My commission expires: 4/17/88.

This instrument was prepared by:
TOM G. COLEMAN, JR., ATTORNEY
Coleman Real Estate Closing Service, Inc.
9000 East Church Street
Brentwood, TN 37027

0699.1.

IDENTIFICATION REFERENCE

JUN 4 8 37 AM '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 6876 PAGE 398

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

61600.00- CAMT.
160.16 CSTAX
.50 PRFEE
6.00 WDFEE
CHECK 166.66-
1277A06/04/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 6 9 9 1

IDENTIFT REFERENCE

JUN 4 8 37 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 254941

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