BOOK 6880 PAGE 751 file a7

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.
Larry F. Dalton, etux	CITY FEDERAL SAVINGS BANK	Map 12-2
8208 Old Springfield Hwy.	125 Belmont Drive	Parcel 16
Goodlettsville, TN 37072	Somerset, NJ 08873	10D-18415

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, HOMER R. AYERS and wife, LAURA G. AYERS, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said LARRY F. DALTON and wife, MICKIE S. DALTON, 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:

Being Lot No. 146 on the Plan of Grizzard Manor, Section VI, as of record in Book 5200, page 79, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

Being the same property conveyed to Homer R. Ayers and wife, Laura G. Ayers, by deed from Bank of Goodlettsville, of record in Book 5779, page 873, 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 and County taxes, a lien, but not yet due and payable, prorated between the parties and assumed in full by Grantees.

2. Restrictions filed for record in Book 5327, page 668, said Register's Office.

3. The Plan of record in Book 5200, page 79, said Register's Office, shows Owner's Certificate, a 200 foot setback line from Old Dickerson Pike, 10 foot easement for utility and drainage along the rear line, and 2.5x25 foot anchor easement located on the southeasterly and southwesterly corners of said lot, and designates areas for necessary sewage soil absorption systems as shown on said plat.

4. Easement for transmission lines granted to U.S.A. of record in Book 1140, page 495, said Register's Office.

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 22nd day of May, 1986.

IDENTIFICATION REFERENCE
JUN 9 11 47 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
08435

HOMER R. AYERS

Laura G. Ayers
LAURA G. AYERS

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 HOMER R. AYERS and wife, LAURA G. AYERS, 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 22nd day of May, 1986.

Joyce B. Durham
NOTARY PUBLIC

My Commission Expires: 7-17-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $117,000.00.

Affiant

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

Joyce B. Durham
NOTARY PUBLIC

My Commission Expires: 7-17-88

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

117000.00- CONT.
304.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 310.70-
3001A06/09/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08435

IDENTIFICATION REFERENCE

JUN 9 11 47 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 256634