BOOK 6893 PAGE 267

KATHRYN BROWN, REG.
SUMNER COUNTY, TENN.
RECORDING $ 12.00
STATE TAX $ 66.84
REG. FREE $ .50
TOTAL $ 79.34
REC. NO. A29662

This deed prepared by:
Dennis Wright, Attorney
632 Old Hickory Boulevard
Madison, Tennessee 37116

MAP | GROUP | CONT. MAP | PARCEL
— | A | 104N | 32

WARRANTY DEED

Address new owner as:
Bobby E. Rager
301 Shakespear Avenue
Madison, Tennessee

Send tax bills to:
Same

Map-Parcel

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, which includes the cancellation by Bobby E. Rager of that debt evidenced by a note dated September 30, 1982, in the original principal amount of $30,650.00, with a present principal balance of $23,365.00, made by Julian D. Stone payable to the order of Bobby E. Rager, (which is the only debt existing between Julian D. Stone and Bobby E. Rager), we, Julian D. Stone and Bobby E. Rager, partners under the name of Amqui Company, have this day bargained and sold, and do hereby transfer and convey to Bobby E. Rager and wife, Mary Nell Rager, their heirs and assigns, certain real estate in Sumner County, Tennessee, described as follows:

Tract No. 1:

Land in Sumner County, Tennessee, being Lot No. 7 on the Plan of Hollywood Hills, as of record in Plat Book 3, pages 35 and 36, Register's Office for Sumner County, Tennessee, to which plat reference is made for a more complete description. Said Lot No. 7 fronts 100 feet on the northerly side of Sunset Boulevard and extends back 185.07 feet on the westerly line and 183.82 feet on the easterly line to a dead line measuring 100.01 feet.

Being the same property conveyed to Amqui Company by deed from Dallas R. Scott et al. of record in Deed Book 461, page 67, Register's Office for Sumner County, Tennessee.

This is improved property known as 124 Sunset Blvd., Gallatin, Tennessee.

Tract No. 2:

Land located on the south side of Edenwold Road approximately 1,146 feet east of Gallatin Pike and more particularly described according to a survey by R. L. Montoya-Land Surveying, dated January 8, 1979, as follows:

Beginning at an iron pin at the intersection of the south margin of Edenwold Road (formerly Parmer Avenue) and the east margin of Burns Avenue, the northwest corner of Block "C" of the Plat of Edenwold City as of record in Book 421 Page 123, Register's Office for Davidson County, Tennessee; thence along the south margin of Edenwold Road North 86° 58' 47" East 250.00 feet to an iron pin, said point being the northwest corner of the Junior Achievement of Nashville, Inc. property as of record in Deed Book 5363, Page 463, said Register's Office; thence along said Junior

RECD JUN - 9 1986 AT 9:15 REC. IN Deed BOOK 520 PAGE 172
KATHRYN BROWN, REGISTER SUMNER COUNTY, TENN.

ENTERED

JUN 9 1986

THOMAS C. MARLIN
TAX ASSESSOR

Achievement Properties west property line South 3° 01' 13" East 117.50 feet to an iron pin in the center line of a 15 foot alley, closed by Metro Council Bill No. 69-867; thence along the center line of said alley South 86° 58' 47" West 250.00 feet to an iron pin in the east margin of Burns Avenue; thence along the east margin of said Avenue North 3° 01' 13" East 117.50 feet to the point of beginning, containing 29,375 square feet (0.67 Acres) more or less.

Being the same property conveyed to Amqui Company by deed from Bobby E. Rager and wife, Mary Nell Rager, of record in Book ____, page ____, Register's Office for said County.

This is unimproved property known as 300 Edenwold Road, Madison, TN.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Bobby E. Rager and wife, Mary Nell Rager, their heirs and assigns, forever.

And we, Julian D. Stone and Bobby E. Rager, partners, do covenant with the said Bobby E. Rager and wife, Mary Nell Rager that we are lawfully seized and possessed of said land in fee simple; that we have a good right to convey it, and that the same is unencumbered, except as set out above.

And we, Julian D. Stone and Bobby E. Rager, partners, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Bobby E. Rager and wife, Mary Nell Rager, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 5th day of ~~November~~ December, 1985.

Julian Stone

Julian Stone

Bobby E. Rager

Bobby E. Rager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Julian D. Stone and Bobby E. Rager, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of ~~November~~ December, 1985.

NOTARY PUBLIC

My commission expires:
July 18, 1987

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 23,365.00.

AFFIANT

Subscribed and sworn to before me, this 5th day of ~~November~~ December, 1985.

NOTARY PUBLIC

My commission expires:
July 18, 1987

12656

IDENTIFICATION REFERENCE

JUN 20 11 58 AM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN