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.
A. P. Todd, ETUX	Same as new owner	Map 18
5430 Brick Church Pike		Parcel 73
Nashville, Tenn.		10D-02558

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, THOMAS E. GEORGE and wife, WANDA W. GEORGE, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said A. P. TODD and wife, KAREN H. TODD, 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:

A tract of land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 2 on an unrecorded survey by Harold H. Cole, Surveyor, described as follows:

BEGINNING in the north margin of Brick Church Pike, at the southwest corner of said tract, thence North 4° 00' East 719.97 feet; thence South 85° 34' East 402.53 feet to the west margin of a 52.2 foot right-of-way or road; thence along the west margin of said road South 6° 26' West 73.78 feet; thence North 85° 34' West 233.0 feet; thence South 6° 05' West 600.2 feet to the north margin of Brick Church Pike; thence South 81° 14' West 144.00 feet to the north margin of Brick Church Pike; thence continuing along Brick Church Pike South 89° 49' West 13 feet to the point of beginning, containing 3.0 acres, more or less.

Being the same property conveyed to Thomas E. George and wife, Wanda W. George, by deed from Thomas W. Long and wife, Patricia Fay Long, of record in Book 5091, page 498, 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, prorated between the parties and assumed in full by Grantees.

2. Easement for transmission line granted to United States of America, of record in Book 1174, page 351, 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 19th day of June, 1986.

13027

IDENTIFICATION REFERENCE

JUN 23 10 19 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

Thomas E. George
THOMAS E. GEORGE

Wanda W. George
WANDA W. GEORGE

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 THOMAS E. GEORGE and wife, WANDA W. GEORGE, 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 19th day of June, 1986.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $29,000.00.

Affiant

Sworn to and subscribed before me, this the 19th day of June, 1986.

Dianne 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 6894 PAGE 153

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

29000.00- CAMT.
75.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 81.90-
844|A06/23/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13027

IDENTIFICATION REFERENCE

JUN 23 10 19 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 261956