BOOK 6921 PAGE 82

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.
Robert W. Slate, II	Same as new owner	Map 73-10
4228 Cecil Court		Parcel 53
Nashville, Tenn. 37207		15D2-51084

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 W. BIRTHRIGHT and wife, MARY F. BIRTHRIGHT, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said ROBERT W. SLATE, II, a single man, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Moss Rose Estates, of record in Book 4860, page 112, Register's Office for said County.

Said Lot No. 27 fronts 80 feet along the easterly margin of Morganmeade Drive and runs back 134.95 feet on the northerly side lot line and 159.61 feet on the southerly side lot line to a line on the rear on which it measures 83.72 feet thereon.

Being the same property conveyed to Thomas W. Birthright and wife, Mary F. Birthwright, by deed from Margie L. Williams, a single person and surviving tenant by the entirety, of record in Book 5409, page 805, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to an easement for ingress and egress to Lot 28 on the Plan of Moss Rose Estates, of record in Book 4860, page 112, Register's Office, from Thomas W. Birthright, etux, etal, to Randall W. Estes and wife, Dorin A. Estes, being filed for record simultaneously herewith, and described as follows, to-wit:

A five foot wide permanent and perpetual driveway easement on Lot 27, appurtenant for the benefit of Lot 28 Moss Rose Estates (Plat Book 4860, page 112, R.O.D.C., TN) being more particularly described according to a survey made by Bob Cummings, Surveyor, as follows:

BEGINNING at a point in the easterly right-of-way (50 feet) of Morganmeade Drive, said point being at the common corner to Lots 27 and 28 on the Plat of Moss Rose Estates, of record in Plat Book 4860, page 112 in the Register's Office of Davidson County, Tennessee; thence, leaving said right-of-way with the common boundary line between said lots, South 81 degrees 52 minutes 58 seconds East 106.00 feet; thence, severing said Lot 27 as follows: South 8 degrees 07 minutes 02 seconds West 5.00 feet, North 81 degrees 52 minutes 58 seconds West 106.00 feet to a point in said right-of-way; thence, with said right-of-way, North 8

degrees 07 minutes 02 seconds East 5.00 feet to the beginning.

IT is further understood that an existing concrete driveway partially located within the above described easement shall remain in place for the sole use of the occupants of Lot 28 and no portion thereof shall be used as any part of a common or other driveway on said Lot 27.

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

And We, the GRANTORS, do covenant with the said GRANTEE, 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 parties and assumed in full by Grantee.

2. Restrictions of record in Book 5039, page 359, amended in Book 5138, page 645, Book 5311, page 345 and Book 5910, page 336, said Register's Office.

3. The Plan of record in Book 4860, page 112, said Register's Office, shows Owner's Certificate, a 30 foot setback line from Morganmeade Drive, and 10 foot easement for utility and drainage along rear and southerly lines of said lot.

4. Easement for right of way to USA in Book 2195, page 338, said Register's Office, if applicable.

5. Easement for sanitary sewers to Metropolitan Government Nashville & Davidson County, in Book 4071, page 127 and Book 4420, page 702, 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 GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 10th day of July, 1986.

Thomas W. Birthright
THOMAS W. BIRTHRIGHT

Mary F. Birthright
MARY F. BIRTHRIGHT

22082

IDENTIFICATION REFERENCE

Jul 18 10 27 AM '86

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

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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 W. BIRTHRIGHT and wife, MARY F. BIRTHRIGHT, 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 10th day of July, 1986.

Diane M. Catley
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 $8,500.00.

Robert W. Slate II
Affiant

Sworn to and subscribed before me, this the 10th day of July, 1986.

Diane M. Catley
NOTARY PUBLIC

My Commission Expires: 1-19-88

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

850 .00-
23.00
.50
9.00

9056A07/18/86

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22082

IDENTIFI REFERENCE

JUL 18 10 27 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 272389