Box 8 cg

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Charles E. Rhodes
8616 Hwy 70
Kingston Srings, TN. 37082

MORTGAGEE:
BancPlus Savings Assn.
P.O. Box 47524
San Antonio, TX 78265-6020

MAP-PARCEL NUMBERS:
126-00
104
9D-1300

WARRANTY DEED BOOK 6958 PAGE 165

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Barbara Albert, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Charles E. Rhodes hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in the 9th Civil District of Davidson County, Tennessee, containing 5.02 acres, more or less, described as follows:

REFERENCE information to locate the true point of beginning of the foregoing 5.02 acre tract; beginning at a point on the northern edge of the pavement of Highway 70 in the center of a culvert under the said highway, the same being the orginal southwest corner of the James H. Stein property on the north side of Highway 70, and the southeast corner of the Wade Travis property; thence north 76 degrees east (measured along the northern edge of the pavement of Highway 70) 1157.0 feet to a nail in the edge of the pavement; thence north 16 degrees 15 minutes west 33 feet to a point in the north right of way of Highway 70, this being the true point of beginning of the tract hereinafter described.

THENCE leaving said point of beginning on a bluff, north 16 degrees 15 minutes west 500 feet, more or less, to an iron pin on the south margin of the 50 foot wide strip of land heretofore conveyed to Jerry D. Heath, et ux, for roadway purposes; thence along the south margin of said 50 foot tract for the following calls: north 30 degrees east 14 feet to a point; thence north 63 degrees east 115 feet to a point; thence north 80 degrees east 141 feet to a point; thence south 75 degrees east 145 feet to a point; thence south 78 degrees east 110 feet to an iron pin; thence leaving the south edge of the said 50 foot roadway south 0 degrees 3 minutes west 440 feet, more or less, to a point in the bluff, said point being approximately 33 feet north of the north edge of Highway 70 pavement; thence south 76 degrees west running along and with the bluff line and parallel to the north edge of the pavement of Highway 70, 331 **

This is (un)improved property, known as 8616 Hwy 70, Kingston Srings, TN. 37082.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 21st day of August, 19 86.

Barbara Albert

STATE OF TENNESSEE
COUNTY OF Davidson

On this 21st day of August, 19 86 before me personally appeared Barbara Albert, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as her free act and deed.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6958 PAGE 166

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $87,749.66.

_____
Affiant

Subscribed and sworn to before me, this the 21st day of August, 1986.

My Commission Expires: 10-22-88

_____
Notary Public

**feet to the point of beginning, containing 5.02 acres more or less.

TOGETHER with the rights and subject to the responsiblities established for a roadway used for access to U.S. Highway 70 as established by instrument of record in Book 5393, page 898, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Barbara Albert by deed from Paul D. Butler and wife, Donna Butler of record in Book 6190, page 498, Register's Office for Davidson County, Tennessee.

THE property herein conveyed is subject to restrictive covenants of record in Book 5431, page 755, said Register's Office, and to the matters set forth in the above referenced plan of record.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to Dominion Bancshares Mortgage Corporation, of record in Book 6190, page 501, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

WARRANTY DEED
from:
Barbara Albert
to:
Charles E. Rhodes

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 25602

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6958 PAGE 167

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

87749.66- CAMT.
245.56 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 252.06-
377208/25/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 4 6 4

IDENTIFICATION

AUG 25 11 15 AM '86

No. 286767