Mack

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.
Arnold D. Lanius 227 S. Main St. Goodlettsville, Tn. 37072	SAME AS NEW OWNER (MORTGAGE: Bank of Goodlettsville)	Map 12 Parcel 68 10D-10240

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, I, HELEN L. LANIUS, a single woman, hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto the said ARNOLD D. LANIUS, 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 the 10th Civil District of Davidson County, Tn., described according to a survey by John B. Bates, dated March 13, 1978, as follows:

BEGINNING at an iron pin in the north margin of Lickton Pike, the most Southerly southwest corner of the tract, same being the southeast corner of the Carol Warson property as recorded in Book 3708, page 338, Register's Office for Davidson County, Tn.; thence leaving the road North 18° West 170.0 feet to a corner post; thence South 71° 30' West 125.0 feet to a fence post; thence North 21° West with the fence line generally 382.0 feet to an iron pin and a 6' hackberry tree in the fence line; thence North 5° West with the fence line 92.0 feet to an iron pin and post in the fence line; thence North 23° West 527.0 feet to an iron pin and corner post at the Northeast corner of the Zelphia Martin property as recorded in Book 1109, page 390, Register's Office for Davidson County, Tn.; thence South 68° West 442.0 feet to a corner fence post on the East side of a TVA power line easement, and at the northwest corner of the Zelphia Martin property; thence North 82° 45' West generally with an established fence line 1044.0 feet to a corner fence post at the Southeast corner of the Edward B. Parker property; thence with Parker's East line N 4° 15' East 125.0 feet to an iron pin in the fence line; thence N 85° 50' East 1505.0 feet more or less to an iron pin 6 feet West of a 20" scaly bark hickory tree; thence South 24° East 1210.0 feet more or less to a 15" hackberry tree in a fence corner; thence South 19° 15' East 170.0 feet to a corner post on the North margin of Lickton Pike; thence with the North margin of said pike South 55° West 100.0 feet to an iron pin, the point of beginning, containing 12.79 acres, more or less.

Being the same property conveyed to Helen L. Lanius by deed from Arnold D. Lanius, of record in Book 5709, page 495, 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 GRANTEE, his heirs and assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEE, that I am 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 1986 State and County taxes, a lien, prorated between the parties and assumed in full by the Grantee.

And I, the GRANTOR, do further covenant and bind myself, my, 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 my hand on this the 5th day of September, 1986.

Helen L. Lanius
HELEN L. LANIUS

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 HELEN L. LANIUS, a single woman, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 5th day of September, 1986.

NOTARY PUBLIC AT LARGE

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 $110,000.00.

Affiant

Sworn to and subscribed before me, this the 5th day of September, 1986.

NOTARY PUBLIC AT LARGE

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

SEP 8 9 30 AM '86

IDENTIFICATION REFERENCE

39568

Homer R. Ayers, Attorney

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6971 PAGE 745

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

#8000 CO- CAMT
308.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 314.50-
9073A09/08/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39568

IDENTIFICATION REFERENCE

SEP 8 9 30 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 291954