BOOK 6980 PAGE 697

WARRANTY DEED

This instrument was prepared by:

SCHULMAN, LeROY & BENNETT, P. C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	MORTGAGEE:	MAP-PARCEL NO.
Barbara Lee Eatherly, Trustee 2200 SELMA DRIVE NASHVILLE, TN 37214	none	135-01-53

4278

IDENTIFICATION REFERENCE

SEP 16 4 03 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 315,000.00

Barbara Lee Eatherly
Affiant

Subscribed and sworn to before me this 15th day of September, 1986.

Teresa Ostard
Notary Public

Commission expires: 1/21/90

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, JOSEPH F. GORDON and wife, CONNIE H. GORDON, and S. L. HUTCHESON, JR., a single person, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto BARBARA LEE EATHERLY, TRUSTEE, with full power to sell, transfer, convey or encumber, without joinder of any beneficiary, hereinafter referred to as Grantee, her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a 5.34, more or less, acre tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee, said tract being a portion of the Reserved For Future Development Parcel #2 on the plan of Town Park Estates as of record in Book 3300, page 65, Register's Office for Davidson County, Tennessee.

Beginning at a point on the southerly margin of Murfreesboro Pike, said point further described as being the most northeasterly corner of Lot #1 on the plan of Town Park Estates Section II of record in Book 4060, page 18, Register's Office, Davidson County, Tennessee; thence leaving said northeast corner and running along the said most southerly margin of Murfreesboro Pike as follows: South 54° 36' east a distance of 72.44 feet, more or less; thence south 36° 01' west a distance of 29.03 feet, more or less; thence south 54° 57' east a distance of 236.23 feet, more or less; thence leaving said southerly margin south 1° 29' west a distance of 208.82 feet, more or less, to a point in the rear of Lot #105 on the plan of Town Park Estates Section I as of

record in Book 3300, page 65, Register's Office Davidson County, Tennessee; thence along the rear property line of lots 105, 106, 107, 125, 126, 127, 130 & 131 on the above mentioned plan of Section I the following courses and distances north 55° 11' west a distance of 161.04 feet; thence south 50° 21' west a distance of 158.35 feet; thence south 34° 07' west a distance of 185.67 feet; thence north 65° 55' west a distance of 149.94 feet; thence south 83° 56' west a distance of 100.00 feet; thence north 16° 56' east a distance of 146.52 feet; thence leaving the rears of the above mentioned lots and running along the most northerly line of lot 131, north 55° 24' west a distance of 195.00 feet to a point on the easterly margin of Town Park Drive; thence along the most easterly margin of Town Park Drive around a curve to the right having a radius of 1695.2 feet a distance of 9.84 feet, more or less, to the beginning of a curve to the right having a radius of 428.37 feet a distance of 79.58 feet to a point; said point being the beginning of a curve to the left; thence around said curve to the left having a radius of 428.37 feet a distance of 79.58 feet to a point; thence north 34° 57' east a distance of 179.00 feet to a point; said point being the most southwesterly corner of Lot #1 on the plan of Town Park Estates Section II as of record in Book 4060, page 18, Register's Office Davidson County, Tennessee; thence along the southerly line of Lot #1 south 54° 47' 44" east a distance of 225.00 feet to a point; thence north 34° 57' east a distance of 150.00 feet to the point of beginning containing 5.34, more or less, acres.

Being the same property conveyed to S. L. Hutcheson, Jr. and Joseph F. Gordon by deed of record in Book 6828, page 131, Register's Office for Davidson County, Tennessee.

Subject to covenants and restrictions as mentioned in the Plan of Record in Book 3300, page 65, Register's Office for Davidson County, Tennessee.

Subject also to easement granted American Telephone & Telegraph Company, if any, and subject to sub-surface sewage and septic tank overflow easement of record in Book 4060, page 18, Register's Office for Davidson County, Tennessee.

Connie H. Gordon, wife of Joseph F. Gordon, joins in the execution of this conveyance for the express purpose of conveying and releasing any right she may have as a result of her marital status.

This is unimproved/improved property, known as 5.34 acre Murfreesboro Road and Town Park Drive, Davidson County, TN.

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, her heirs, successors and assigns forever, and we do covenant with the said Grantee that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as hereinabove set forth, and taxes for the years 1986 which the Grantees herein assume and agree to pay and which have been prorated.

AND we do further covenant and bind ourselves, and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs, successors, and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 11th day of September, 1986.

Joseph F. Gordon

Connie H. Gordon

S. L. Hutcheson, Jr.

STATE OF)
COUNTY OF)

Personally appeared before me, Louise D. Saunders a Notary Public, JOSEPH F. GORDON and wife, CONNIE H. GORDON, and S. L. HUTCHESON, JR., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Dallas, Texas, this 11 day of September, 1986.

Notary Public
Louise D. Saunders

My Commission Expires:
3-31-89

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

RECEIVED OF _____

FOR _____

BOOK 6980 PAGE 700

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
			315000.00- CAMT.	
			882.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	891.50-
273	A	09/16/86	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4272.8

IDENTIFICATION REFERENCE

SEP 16 4 03 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 295529