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46213

THIS INSTRUMENT PREPARED
FROM DOCUMENTS AND INFORMATION
PROVIDED BY THE PARTIES BY:
DEAN ROBINSON, ATTORNEY
225 Lebanon Road - Box 425
Mt. Juliet, TN 37122

IDENTIFICATION REFERENCE

ADDRESS NEW OWNER:
Clint E. Dennison, et al
c/o Ray Terrell
315 Fescue Drive
Mt. Juliet, TN 37122

MORTGAGEE:
-None-

SEP 25 10 15 AM '86

REGISTER

SEND TAX BILLS:
-New Owner-

MAP-PARCEL:
Map 87
Parcel 1

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Virgil L. Darnell and wife, Marie M. Darnell,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Clint E. Dennison and wife, Shain T. Dennison, Ernest Ray Terrell and wife, Marjorie Terrell and Michael Ray Terrell and wife, Donna O. Terrell,** hereinafter called 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 or parcel of land located in the Second Civil District of Davidson County, Tennessee, being a 14.66 acre tract as described according to a survey of the Virgil L. Darnell Property by John D. McCormick dated August 10, 1986, as follows:

Said tract begins at an iron pin in the northerly margin of Old Lebanon Dirt Road, said point being a common corner with the Ruthie Jackson Property as of record in Book 785, page 537, Register's Office for Davidson County, Tennessee; thence leaving Old Lebanon Dirt Road and running with Jackson's westerly boundary N 15° 57' 59" W 271.85 feet to an iron pin; N 83° 44' 00" W 69.30 feet to an iron pin; N 7° 57' 32" E 360.76 feet to an iron pin, said point being Jackson's northwest corner; thence with Jackson's northerly boundary N 79° 20' 24" E 233.90 feet to an iron pin in the westerly boundary of the James Simmons Property as of record in Book 5698, page 571, said Register's Office; thence with Simmons' westerly boundary N 2° 19' 09" W 1077.78 feet to an iron pin, said point being Simmons' northwest corner and the northerly most northeast corner of this tract; thence with the line forming the northerly boundary of this tract N 85° 49' 52" W 506.00 feet to an iron pin in the easterly boundary of Johnnie Withers Property, as of record in Will Book 136, page 392, Probate Clerk's Office for Davidson County, Tennessee, said point being the northerly most northwest corner of this tract; thence with Withers' easterly boundary S 0° 11' 08" E 1120.82 feet to an iron pin, said point being the northwest corner of a 4.05 acre tract as shown on said survey; thence with the northerly boundary of the 4.05 acre tract S 87° 47' 59" E 267.80 feet to an iron pin, said point being the northeast corner of said 4.05 acre tract; thence with the easterly boundary of the 4.05

acre tract S 7° 57' 32" W 379.87 feet to an iron pin; S 10° 56' 00" E 316.02 feet to an iron pin in the northerly margin of Old Lebanon Dirt Road, said point being the southeast corner of the 4.05 acre tract; thence with the margin of said road N 75° 14' 20" E 137.57 feet to the point of beginning and containing 14.66 acres, more or less.

Being a part of the same property conveyed to Virgil L. Darnell and wife, Marie M. Darnell by deed of record in Book 3920, page 684, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Old Lebanon Dirt Road, Hermitage, Tennessee, 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal.

Property Taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 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 the same is unencumbered unless otherwise herein set out; and we 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 24th day of September, 1986.

Virgil L. Darnell
VIRGIL L. DARNELL

Marie M. Darnell
MARIE M. DARNELL

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Virgil L. Darnell and wife, Marie M. Darnell,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 24th day of September, 1986.

NOTARY PUBLIC

My Commission Expires: 10/12/86

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $73,300.00

AFFIANT

Subscribed and sworn to before me
this 24th day of September, 1986.

NOTARY PUBLIC

My Commission Expires: 10/12/86

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
			73300.00- CAMT	
			205.24 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 214.74-	
66	MA	09/25/86	BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46213

IDENTIFICATION REFERENCE

SEP 25 10 15 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 299321