BOOK 7005 PAGE 492

This Instrument Prepared By:
Wayne B. Glasgow, Jr.,
Attorney at Law
403 Church Street
Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
Mr. and Mrs. W. K. Wright 416 Rolling Mill Road Old Hickory, TN 37138	Mr. and Mrs. W. K. Wright 416 Rolling Mill Road Old Hickory, TN 37138	Map 163 Parcel 37

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED AND SIXTY-FIVE THOUSAND ($165,000.00) DOLLARS, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, WE, C. DON TYNER, unmarried, and DEBRA MAYFIELD, unmarried, as Tenants in Common (as GRANTORS), have this day bargained and sold, and do by these presents transfer and convey unto W. K. WRIGHT and wife SHERYL WRIGHT (as GRANTEES), their heirs, successors and assigns, that certain tract or parcel of land lying and being situated in Davidson County, Tennessee, described as follows, to-wit:

> A tract or parcel of land in the 2nd Civil District of Davidson County Tennessee in the North West Quadrant of the Intersection of Mount View Road and Rural Hill Road bounded an described as follows:
>
> Beginning at an iron pin at said intersection in the North right of way of Mount View Road and the West right of way of Rural Hill road; thence, with said North right of way N 54°47' W - 39.43'; thence, with a curve to the right having a radius of 625.70' for an arc length of 231.75'; thence, N 33°33' W - 125.94'; thence, with a curve to the left having a radius of 436.10' for an arc length of 90.92' to an iron pin in said North right of way, corner to Lundborg.; thence with Lundborg and with the fence S 86°48'47" E - 347.71' to an iron pin in the West right of way of Rural Hill road; thence, with said West right of way S 4°30' W -344.73' to the place of beginning containing 1.53 acres more or less.
>
> And being the same property conveyed to C. Don Tyner and Debra Mayfield by Installment Deed from Margaret Hamm, of record in Book 6763, page 363, Register's Office of 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 W.K. WRIGHT and wife SHERYL WRIGHT, their heirs, successors and assigns, forever.

AND WE COVENANT with the said W.K. WRIGHT and wife SHERYL WRIGHT, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and that the same is unencumbered except as follows:

1. Metropolitan Davidson County property taxes for the year 1986 which are not yet due and payable, and which are being prorated date of deed, with Grantors paying their prorated share to Grantees, who will be responsible for payment in full of said obligation.

2. Easement for right of way of record in Book 1634, page 605, for public roads, said Register's Office.

3. Easement for right of way of record in Book 2740, page 177, said Register's Office.

4. Any visible easements lying on or across the property.

5. Subject to the applicable zoning ordinances and building regulations for Metropolitan Davidson County.

AND WE DO FURTHER, covenant and bind ourselves, our heirs and successors and representatives to warrant and forever defend the title to the said land to the said W.K. WRIGHT and WIFE SHERYL, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, C. DON TYNER and DEBRA MAYFIELD have hereunto set their hands to this Warranty Deed on this the 9th day of October, 1986.

C. DON TYNER

DEBRA MAYFIELD

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, the within named C. DON TYNER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he has read the foregoing and has executed same for purposes contained therein.

WITNESS, my hand and official seal on this the 9th day of October, 1986.

NOTARY PUBLIC

My Commission Expires:
5/19/88

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, the within named DEBRA MAYFIELD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she has read the foregoing and has executed same for purposes contained therein.

WITNESS, my hand and official seal on this the 9th day of October, 1986.

NOTARY PUBLIC

My Commission Expires:
3/29/88

STATE OF TENNESSEE

COUNTY OF Williamson

The actual value or consideration for this transfer is which ever is greater is $165,000.

x U. K. Hughe
Affiant

Sworn to and subcribed to before me on this the 9th day of October, 1986.

Notary Public

My Commission Expires:
3-29-88

51364

IDENTIFICATION REFERENCE

Oct 9 2 52 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

16505 .00- CAMT.
462.00 CSTAX
.50 PRFE
9.00 WDE[illegible]
CHECK 471.50-
2505A10/09/86 DAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 1 3 6 4

IDENTIFICATION REFERENCE

Oct 9 2 52 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 305070