THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

mail

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Melvin W. Lightford 670 Ewing Drive Nashville, Tn. 37207	SAME AS NEW OWNER (MORTGAGEE:CLARENCE W. CONE, ETUX)	Map 50 Parcel 115

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, including the assumption of a certain note and deed of trust dated December 28, 1983, executed by Kenny L. Burton and wife, Sherri J. Burton to H. Frederick Humbracht, Jr., Trustee, and payable to the order of Clarence W. Cone and wife, Sue Fite Cone in the original principal amount of $16,400.00, of record in Book 6204, page 258, Register's Office, Davidson County, Tennessee, which the Grantees agree to assume and hold the Grantors harmless from same, We, KENNY L. BURTON and wife, SHERRI J. BURTON, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said MELVIN W. LIGHTFORD and wife, CAROLYN LIGHTFORD, hereinafter referred to as 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 of land in the Second Civil District of Metropolitan Nashville-Davidson County, Tennessee, being more fully described according to a survey dated November 18, 1983 prepared by Ragan-Smith-Murphy & Associates, Inc., Job No. 83-054, as follows:

To reach the beginning from an iron pin set in the southeasterly boundary line of a tract of land conveyed to J. D. Southerland by deed as of record in Book 2702, page 70, Register's Office for Davidson County, Tennessee and also being the southwest corner of a tract of land conveyed to C. W. Cone and wife, by deed as of record in Book 1847, page 522, said Register's Office, proceed: N 10° 46' 51" E 525.15 feet to an iron pin; the point of beginning; thence, N 10° 46' 51" E 600.70 feet to an iron pin; thence N 80° 42' 15" W 487.28 feet to an iron pin; thence N 33° 51' 47" W 41.10 feet to an iron pin; thence N 59° 22' 49" E 699.70 feet to a point in the center of a 50' private drive; thence, southeastwardly with the center of said drive and a 800.00 foot curve to the left 107.00 feet, said curve has a chord bearing and distance of S 41° 16' 49" E 106.92 feet; thence, S 45° 06' 43" E

134.38 feet; thence with a 340.00 foot radius curve to the right 159.31 feet, said curve has a chord bearing and distance of S 31° 41' 19" E 157.86 feet; thence with a 2462.20 foot radius curve to the left 375.57 feet, said curve has a chord bearing and distance of S 22° 38' 11' E 375.20 feet; thence S 27° 00' 18" E 4.01 feet; thence, leaving said drive S 56° 33' 36" W 725.75 feet to the point of beginning and containing 10.00 acres, more or less.

Being the same property conveyed to Kenny L. Burton and wife, Sherri J. Burton, by deed from Clarence W. Cone and wife, Sue Fite Cone, of record in Book 6204, page 253, 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 GRANTEES, their heirs and assigns, forever.

And We, the GRANTORS, 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 warrant that the same is unencumbered, except as follows, to-wit:

1. 1986 State & County taxes, prorated between the parties and paid in full.

2. Deed of trust of record in Book 6204, page 258, said Register's Office, and assumed herein.

3. Restrictions of record in Book 6204, page 253, said Register's Office.

4. Mutual grant of 25' roadway easement of record in Book 6199, page 559, Register's Office for Davidson County, Tennessee, as shown in warranty deed of record in Book 6199, page 554, said Register's Office.

5. Two 10' x 20' underground anchor easements as shown on a survey dated November 18, 1983 prepared by Ragan-Smith-Murphy & Associates, Inc., Job No. 83-054.

6. A public utility easement of undetermined width as shown on a survey dated November 18, 1983 prepared by Ragan-Smith-Murhpy & Associates, Inc. Job No. 83-054.

7. Utility easement as yet unlocated but not to exceed 20' in width for construction and maintenance of utilities for the benefit of the remaining 16 tracts as shown on a survey dated November 18, 1983 prepared by Ragan-Smith-Murphy & Associates, Inc. Job No. 83-054, and for the benefit of land owned by C. W. Cone and wife, Sue Fite Cone, their heirs and assigns, and for Television Corporation of Tennessee.

And We, the GRANTORS, 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.

WITNESS our hands on the day and date acknowledged below.

Kenny L. Burton
KENNY L. BURTON, Seller

Melvin W. Lightford Jr.
MELVIN W. LIGHTFORD, Buyer

Sherri J. Burton
SHERRI J. BURTON, Seller

Carolyn Lightford
CAROLYN LIGHTFORD, Buyer

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 KENNY L. BURTON and wife, SHERRI J. BURTON, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 21st day of October, 1986.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

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 MELVIN W. LIGHTFORD and wife, CAROLYN LIGHTFORD, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 21st day of October, 1986.

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 $28,000.00.

Melvin W. Lightford Jr.
Affiant

Sworn to and subscribed before me, this the 21st day of October, 1986.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY
OCT 22 10 41 AM '86
IDENTIFICATION REFERENCE
5518.7

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

RECEIVED OF _____

FOR _____

BOOK 7016 PAGE 259

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
			280[illegible].00- CAMT.	
			78.40 CSTAX	
			.60 PRFEE	
			9.00 MORTG	
			CHECK	87.30-
			6057A10/22/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5518 7.

IDENTIFT REFERENCE

OCT 22 10 41 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 03037