THIS INSTRUMENT PREPARED BY:
STEWART , BLACK & UNDERHILL
ATTORNEYS AT LAW
223 MADISON STREET
SUITE 108
MADISON, TENNESSEE 37115

BOOK 7027 PAGE 904

ADDRESS NEW OWNER(S):	MORTGAGEE:	MAP AND PARCEL NOS.
JONAH W. GENTRY ET UX, 405 SCHOOL PASS MADISON, TENNESSEE 37115	NONE NONE NONE NONE NONE	MAP 63-00 PARCEL 202

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) , cash in hand paid, and other good and valuable considerations, receipt and sufficiency of which are hereby acknowledged, JOHN G. THOMAS ET UX, BARBARA ANN THOMAS , hereinafter referred to as " GRANTOR(S) ", have this day bargained and sold, and by these presents does hereby transfer and convey unto the said JONAH W. GENTRY ET UX, SHERYL DELYNN GENTRY, hereinafter referred to as " GRANTEE(S) ", their heirs and assigns, certain real estate in Davidson County, Tennessee being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor(s) in and to any easement and right-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is unimproved property known as Lot 3, Hudson Road, Madison, Tennessee 37115.

TO HAVE AND HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee(s) their heirs and assigns forever, and we covenant with the said Grantee(s), their heirs and assigns, that we are lawfully seized and possessed of the "Property" in fee simple, and have a good right to convey it, and that the same is unencumbered except as set forth on Exhibit "B" attached hereto and incorporated herewith.

Grantor(s) further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the "Property" to Grantee(s), their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) have caused this Warranty Deed to be executed as of the 31st day of Oct., 1986.

59001

IDENTIFICATION REFERENCE

Nov 3 8 20 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

JOHN G. THOMAS

BARBARA ANN THOMAS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, We, hereby swear or affirm that, to the best of Affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 16,000.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jonah W. Lentz
AFFIANT

Subscribed and sworn to befor me this the 31st day of October ,1986.

Dana L Matthews
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named JOHN G. THOMAS ET UX, BARBARA ANN THOMAS the Bargainors with whom I am personally acquainted, and who acknowledged that they executed the within named instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this the 31st day of October , 1986.

Dana L Matthews
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

" EXHIBIT A "

Being Lot No. 3 of the John Thomas Subdivision as of record in Book 6200, page 267, said Register's Office, and being more particularly described as follows:

Said Lot No. 3 fronts 152.69 feet on westerly margin of Hudson Road and extends back 262.08 feet along the northerly line and 263.64 feet along the southerly line to a line in the rear measuring 152.57 feet thereon, containing 0.92 acres.

Being a portion of the same property conveyed to John G. Thomas et ux, Betty M. Thomas by deed from Sanford G. Eden et ux, Dorothy Carter Eden of record in Book 3467, page 157, Register's Office for Davidson County, Tennessee.

" EXHIBIT B "

This conveyance is subject to the Plan of record in Book 6200, page 267, said Register's Office; a 10 foot easement for public utility purposes along the northern and southern lines of said lot; a 5' x 25; foot utility anchor easement located on the north-east corner of said lot and taxes for the year of 1986, which have been prorated between Grantors and Grantees.

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

RECEIVED OF _____

FOR _____

BOOK 7027 PAGE 908

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

1600.00- CAMT.
44.80 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 57.30-
11/94A 11/03/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59001

IDENTIFICATION REFERENCE

Nov 3 8 28 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 07285