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

Mail

BOOK 7041 PAGE 302

ADDRESS NEW OWNER(S):	MORTGAGEE:	MAP AND PARCEL NOS.
DAVID R. DILLON 627 GALLATIN ROAD MADISON, TENNESSEE 37115	DR. RUDY L. BROOMES AND DR. WM. E. COOPWOOD P.O. BOX 859 MADISON, TN 37115	MAP 51-04 PARCEL 78 11D-55000

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN
Nov 17 9 53 AM '86
IDENTIFICATION REFERENCE
6372.22

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, DR. L. RUDY BROOMES AND DR. WILLIAM E. COOPWOOD, hereinafter referred to as " GRANTOR(S) ", have this day bargained and sold, and by these presents does hereby transfer and convey unto the said DAVID R. DILLON , hereinafter referred to as " GRANTEE(S) ", his 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 improved property known as 627 Gallatin Rd., Madison, Tennessee 37115 .

TO HAVE AND HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee(s) his heirs and assigns forever, and we covenant with the said Grantee(s), his 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 themselves, their heirs and assigns, to warrant and forever defend the title to the "Property" to Grantee(s), his 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 10th day of Nov., 1986.

Lauvenia E. Broomes
LAUVENIA E. BROOMES

L. Rudy Broomes
DR. L. RUDY BROOMES

X Sarita G. Coopwood
SARITA G. COOPWOOD

X William E. Coopwood
DR. WILLIAM E. COOPWOOD

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 $ 245,000.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

X David Dillon
AFFIANT

Subscribed and sworn to befor me this the 10th day of November, 1986.

Diana L. Montgomery
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 DR. L. RUDY BROOMES et ux, LAUVENIA E. BROOMES , 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 10th day of November, 1986.

Diana L. Montgomery
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 WILLIAM E. COOPWOOD et ux, SARITA G. COOPWOOD , 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 10th day of November, 1986.

Diana L. Montgomery
NOTARY PUBLIC

MY CONNISSION EXPIRES: 11-12-89

" EXHIBIT A " BOOK 7041 PAGE 304

Land in Davidson County, Tennessee, being parts of Lots Nos. 15, 16 and 17 on the Plan of Madison Relaty Company's Subdivision, as of record in Book 547, page 164, Register's Office for said County, more fully described in a boundary survey by Kohl-Coode and Associates, unrecorded, dated January 13, 1976, as follows:

Beginning at a point at the intersection of the common boundary line of Lots Nos. 17 and 18 with the common line of their easterly boundaries and the westerly boundary line of Lot No. 15; thence N 83° 06' 50" E, 26.0 feet to a point; thence S 4° 49' 20" E, 98.42 feet to an iron pin in the northerly side of Neely's Bend Road as widened; thence along the northerly side of Neely's Bend Road, S 83° 11' 47" W, 262.00 feet, more or less, to a painted mark on a concrete walk; thence in a curve to the right with a radius of 23.00 feet a distance of 16.17 feet to a point on the easterly side of Gallatin Pike as widened; thence in a curve to the left with a radius of 1489.41 feet a distance of 81.79 feet to a point; thence N 83° 06' 50" E, 174.65 feet, more or less, to the common boundary of Lots No. 17 and 15; thence with the said common boundary of Lots Nos. 17 and 15, N 4° 50' 00" E, 10 feet to the point of beginning.

Being the same property conveyed to L. Rudy Broomes and William E. Coopwood by deed from Harry Witzum and J. E. Sutherland of record in Book 5041, page 754, said Register's Office.

" EXHIBIT B "

BOOK 7041 PAGE 305

This conveyance is subject to Plan of Madison Realty Company's Subdivision of record in Book 547, page 164, said Register's Office; easement for sanitary sewers and storm drainage of record in Book 3342, page 240, said Register's Office.

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

RECEIVED OF _____

FOR _____

BOOK 7041 PAGE 306

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

124500 .00- CONT.
680.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 698.50-
6500A11/17/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6372 2

IDENTIFICATION REFERENCE

Nov 17 9 53 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 12460