BOOK 7052 PAGE 54 FORM NO. WD-1

STATE OF TENNESSEE } Williamson
COUNTY OF ~~DAVIDSON~~ }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,925.00

B. Donald Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF November, 19 86.

Notary Public

MY COMMISSION EXPIRES: 1/20/89
(AFFIX SEAL)

File 27

THIS INSTRUMENT WAS PREPARED BY

Montgomery & Associates 215 Centerview Dr. Suite 150, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
B. Donald Mitchell (NAME)	SAME (NAME)	PID 009-00
7628 Bidwell Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	90
Joelton, TN 37080 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	14D 31050

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Anthony L. Troyani and wife, Rebecca W. Troyani

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO B. Donald Mitchell and wife, Frances A. Mitchell

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:

See attached "Exhibit A" for complete legal description.

Being the same property conveyed to Anthony L. Troyani and wife, Rebecca W. Troyani by deed from White's Creek Bank & Trust Company, Trustee of record in Book 4853, Page 338, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

6743

CENTERPRESERVENCE

Nov 26 1 39 PM '86

REGISTER'S OFFICE DAVIDSON COUNTY, TN

This is ~~unimproved~~ ( ) improved (XX) property, known as Strawberry Hill Road, Goodlettsville, TN 37072
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 hand s this 21st day of November, 19 86

Anthony L. Troyani

Rebecca W. Troyani

11/25/86 CHECK

755

STATE OF TENNESSEE
Davidson County
Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anthony L. Troyani and wife, Rebecca W. Troyani

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood Tennessee, this 21st day of November 19 86

Commission expires 11/10/89

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Anthony L. Troyani and wife,

Rebecca W. Troyani

TO

B. Donald Mitchell and wife,

Frances A. Mitchell

MONTGOMERY, CRANFORD,
KESTNER & HARDEMAN
210 CENTERVIEW DRIVE, SUITE 150
BRENTWOOD, TENNESSEE 37027

"EXHIBIT A"

Property in Davidson County, Tennessee, and described according the a survey of William M. Keel, dated November 17, 1986, not of record, as follows:

BEGINNING at a concrete monument in the southerly margin of Strawberry Hill Road, said monument being the northeast corner of the property conveyed to Arthur H. Allen, Jr., by deed of record in Book 4257, Page 896 of the Register's Office of Davidson County, Tennessee;

THENCE, with the southerly margin of Strawberry Hill Road, along a curve to the right (I = 23 degrees 55 minutes 04 seconds; R = 173.95 feet) a distance of 72.61 feet to an iron pin;

THENCE, North 47 degrees 29 minutes 20 seconds East, 223.27 feet to an iron pin;

THENCE, along a curve to the left (I = 21 degrees 36 minutes 45 seconds; R = 548.91 feet) a distance of 207.05 feet to an iron pin;

THENCE, North 25 degrees 52 seconds 36 minutes East, 220.49 feet to an iron pin;

THENCE, along a curve to the left (I = 06 degrees 44 minutes 33 seconds; R = 891.13 feet) a distance of 104.87 feet to an iron pin;

THENCE, leaving said roadway, South 70 degrees 51 minutes 57 seconds East, 140.00 feet to an iron pin;

THENCE, South 00 degrees 17 minutes 56 seconds East, 352.18 feet to an iron pin in a drainage creek;

THENCE, South 43 degrees 12 minutes 14 seconds West, 143.86 feet to an iron pin;

THENCE, South 48 degrees 09 minutes 20 seconds West, 200.16 feet to an iron pin;

THENCE, South 38 degrees 17 minutes 04 seconds West, 175.45 feet to an iron pin;

THENCE, South 81 degrees 54 minutes 31 seconds West, 83.54 feet to an iron pin;

THENCE, North 54 degrees 10 minutes 29 seconds West, 198.41 feet to the point of beginning, containing 4.60 acres, more or less.

BEING a portion of the property conveyed to Anthony L. Troyani and wife, Rebecca W. Troyani, by deed from White Creek Bank and Trust Company, Trustee, of record in Book 4853, Page 338, R.O.D.C.T

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

RECEIVED OF _____

FOR _____

BOOK 7052 PAGE 57

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

16925.00→ CONT.
47.25 CSTA
.50 PRFE
9.00 WDE
SUBTOTAL 56.75→
07/23/87 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67439

IDENTIFT REFERENCE

Nov 26 | 39 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 16578