12-3-86

This instrument prepared by:
L. L. Chastain
Attorney at Law
323 Union Street
Nashville, TN 37201

WARRANTY DEED

BOOK 7060 PAGE 817

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Mr. George W. Hussey 515 Two Mile Parkway Goodlettsville, TN 37072	Mr. George W. Hussey 515 Two Mile Parkway Goodlettsville, TN 37072	69-16-33 -pt 13DA59300

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00); and and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, SADIE JONES SMITH, surviving spouse of LAWRENCE ELSTON SMITH, deceased, the Grantor herein, has bargained and sold and by these presents does transfer and convey unto the said GEORGE W. HUSSEY, individually, the Grantee herein, his heirs and assigns, all her right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, and the condemnation award under Docket No. 82C-3188, Circuit Court for Davidson County, Tennessee, the land being more fully described as:

Beginning at the point of intersection of the southwest margin of Clarksville Pike (S.R. 12, U. S. 41-A) and the west boundary of the Murph T. Cathcart, et ux property; thence with the said west boundary south 6 degrees 55 minutes west 30 feet, more or less to a point; thence with the proposed right of way north 52 degrees 09 minutes 52 seconds west 161 feet, more or less to a point; thence with a 38 foot radius curve left 36.93 feet to a point; thence with a 38 foot radius curve left 36.93 feet to a point; thence with the southwest margin of Manchester Avenue north 40 degrees 58 minutes east 7 feet, more or less to a point; thence with a curve right 38 feet, more or less to a point; thence with the said southwest margin south 53 degrees 09 minutes 52 seconds east 153 feet, more or less to the point of beginning and containing 0.103 acres and being a part of the property conveyed by J. J. Lentz and wife, to Lawrence Elston Smith and wife, Sadie Jones Smith of record in Deed Book 4762, Page 300, Register's Office for Davidson County, Tennessee.

Included in the above property description, but expressly excluded from this conveyance is the property which was the subject of Docket No. 82C-3188, Circuit Court for 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 Grantee, his heirs and assigns forever. And I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as of record. And I do further covenant and bind myself, my heirs and assigns to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns against the lawful claims of all persons, whomsoever.

12/03 [illegible] CHECK

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Sadie Jones Smith
SADIE JONES SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared SADIE JONES SMITH with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 2nd day of December, 1986.

Laura L. Chastain
NOTARY PUBLIC

My Commission Expires: 3-8-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $92,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Charles F. Fraga
AFFIANT

Sworn to and subscribed before me this 5th day of December, 1986.

Laura L. Chastain
NOTARY PUBLIC

My Commission Expires: 3-8-89

70089

IDENTIFICATION REFERENCE

Dec 5 12 11 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 _____

BOOK 7060 PAGE 819

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

920[illegible].00- CAMT.
257.60 CSTAX
.50 PRFE
6.00 WDFE
CHECK 264.10-
3005A12/05/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

70089

IDENTIFICATION REFERENCE

DEC 5 12 11 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 19605