VLI-J-33 JRR/aw

This instrument prepared by: JOHN R. REYNOLDS
JACKSON, TANNER & REYNOLDS
Attorneys at Law
216 Third Avenue, North
Nashville TN 37201

BOOK 7061 PAGE 431

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills to:	Map/Par.No.
WILTON C. DePRIEST	SAME	
511 Gallatin Road		Map 42-16
Madison TN 37115		Part of Par.No.216

For and in consideration of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, including the assumption by Grantees of the unpaid principal balance of a note in the original principal amount of $49,000.00, secured by Deed of Trust dated 28 February 1979, executed by David L. Lundy and wife, Joan M. Lundy, to Steven O. Martin, Trustee, in favor of Martha Marna Graves and Anne Elizabeth Graves Kirkpatrick, of record in Book 5399, page 647, Register's Office for Davidson County, Tennessee, the receipt and sufficiency of which are hereby acknowledged, I, JOAN M. LUNDY, a widow, hereinafter referred to as the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto WILTON C. DePRIEST and wife, LINDA GAYLE DePRIEST, their heirs and assigns, hereinafter referred to as Grantees, my one-half (1/2) undivided interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described on EXHIBIT A attached hereto.

TO HAVE AND TO HOLD said one-half (1/2) undivided interest in 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 Grantor does covenant with the said Grantees that she is lawfully seized and possessed of said one-half (1/2) undivided interest in said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and she does further covenant and bind herself/her heirs and assigns, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

Witness our hands this 5th day of December 1986.

Joan M. Lundy
JOAN M. LUNDY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, the within named JOAN M. LUNDY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Madison, Tennessee, this 5th day of December 1986.

Lloyd W. Pate Notary Public

My commission expires July 18, 1987

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $47,200.00

Affiant

Subscribed and sworn to before me this 5th day of December 1986.

Lloyd W. Pate Notary Public

My commission expires: July 18, 1987

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
JACKSON, TANNER & REYNOLDS
Attorneys at Law
216 Third Avenue, North
Nashville TN 37201

VIII-J-29 JRR/aw

EXHIBIT-A

Land in Davidson County, Tennessee, and being more particularly described as follows, to wit:

Being all of Lot No. 57 and the northerly 39.67 feet of Lot No. 56 of Madison Realty Company's Subdivision as of record in Book 547, page 146, Register's Office for Davidson County, Tennessee.

Said Lot No. 57 and the northerly 39.67 feet of Lot No. 56 adjoin and front together 95 feet, more or less, on the easterly margin of Gallatin Pike or Highway, and run back between parallel lines 175 feet, more or less, to the line between Lots Nos. 56, 57 and 58, in said Plan, and the property hereby conveyed is further described as follows:

BEGINNING at the southeast corner of Harris Avenue, and the said Gallatin Pike or Highway; thence with the easterly margin of said Gallatin Pike or Highway and southerly 95 feet, more or less, to a point and the same being the southerly wall of a one-story brick building now on said property; thence East and parallel with said Harris Avenue 175 feet, more or less, to a dead line, said dead line being the line between Lots Nos. 56, 57 and 58 in said Plan; thence with said dead line and northerly 95 feet, more or less, to the southerly margin of Harris Avenue, thence with the same and westerly 175 feet, more or less, to the place of beginning.

THERE IS INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE the following properly formerly conveyed by David L. Lundy and wife, Joan M. Lundy, to Wilton C. DePriest and wife, Linda Gayle DePriest, by deed of record in Book 6070, page 301, Register's Office for Davidson County, Tennessee, being more particularly described as follows, to wit:

Being the northerly 54 feet of Lot No. 57 of Madison Realty Company's Subdivision as of record in Book 547, page 164, Register's Office for Davidson County, Tennessee.

Said northerly 54 feet of Lot No. 57 fronts on the easterly margin of Gallatin Pike and runs back between parallel lines 175 feet, more or less, to a dead line in the rear, and being described further as follows:

BEGINNING at the southeast corner of Harris Avenue, and the said Gallatin Pike; thence with the easterly margin of said Gallatin Pike and and southerly 54 feet, more or less, to a point; thence East and parallel with the said Harris Street and along the wall separating a market and a drug store, 175 feet, more or less, to a dead line, said dead line being the line between Lots Nos. 56, 57 and 58 in said Plan; thence with said dead line and northerly 54 feet, more or less, to the southerly margin of Harris Street; thence with the southerly margin of Harris Street and westerly 175 feet, more or less, to the place of beginning.

Being a part of the same property conveyed to Wilton C. DePriest and wife, Linda Gayle DePriest, and David L. Lundy and wife, Joan M. Lundy, by deed of record in Book 5399, page 645, Register's Office for Davidson County, Tennessee. The said David L. Lundy is deceased.

This is improved property known as 511-Gallatin-Road,-Madison, Davidson-County,-Tennessee-37115.

7025 9

IDENTIFICATION REFERENCE

Dec 5 3 09 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RECEIVED

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

RECEIVED OF _____

FOR _____ BOOK 7061 PAGE 434

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
			4720.00- CAMT.	
			132.16 CSTAX	
			.60 PRFEE	
			9.00 WDFEE	
			CHECK	141.60-
			3983A 12/05/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7025 9.

IDENTIFICATION REFERENCE

Dec 5 3 09 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.19781