BOOK 7114 PAGE 685

WARRANTY DEED

Name & Address of Owner(s):	Send Tax Bills to:	Tax Map & Parcel:
Gary D. Sasser P. O. Box 3166 Cookeville, TN 38502	Same	Map 105-8 Parcels 185, 204, 205, 206, 207, 208, 210, 211, 249, 250, 251, 252, 253, 256, 257, 258, 259, 260, 198, 199, 261, 262, 263, 274, 150, 276, 188, 189, 194,197,203,209,and183

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid to I. C. Waddey, Jr., unmarried ("Grantor"), the receipt of which is hereby acknowledged by Grantor, and other good and valuable consideration, including the assumption by the Grantee hereinafter named of the unpaid principal balance of certain indebtedness described in and secured by Deeds of Trust of record in Book 7109, page 326, and Book 7109, page 330, Register's Office for Davidson County, Tennessee, Grantor has this day bargained and sold and does hereby transfer and convey unto Gary D. Sasser ("Grantee"), his heirs and assigns, certain real property located in Davidson County, Tennessee, described as follows:

TRACT I:

Being Lot No. 40 on the Map of Guilford Dudley's Addition to Nashville, of record in Book 332, page 73, Register's Office for Davidson County, Tennessee, described as follows according to a survey made by Ragan-Smith-Murphy & Associates, Inc. dated November 11, 1986:

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee being generally located north of Culvert Street and west of Lester Avenue and being all of Parcel 185 on Davidson County Property Map 105-8 and being more fully described as follows:

Beginning at a point on the north margin of Mill Street 100 feet east of the east margin of Geyser Street, thence

1. N5°00'07"E, 125.00 feet to a point on the south margin of a 10 foot unimproved alley, thence

2. S85°19'31"E, a distance of 50.00 feet with the south margin of said alley to a point, thence

3. S5°00'07"W, a distance of 125.00 feet to a point on the north margin of Mill Street, thence

4. N85°19'31"W, a distance of 50.00 feet with the north margin of Mill Street to the point of beginning and containing 6,250 square feet.

TRACT II:

Being Lot Nos. 53 and 54 on the Map of Guilford Dudley's Addition to Nashville, of record in Book 332, page 73, Register's Office for Davidson County, Tennessee, described as follows according to a survey made by Ragan-Smith-Murphy & Associates, Inc. dated November 11, 1986:

A tract of land in the First Civil District of Metropolitan Nashville-Davidson County, Tennessee being generally located north of Culvert Street and east of Geyser Street and being all of Parcels 204 and 205 on Davidson County property map 105-8 and being more fully described as follows:

Beginning at a point on the south margin of Mill Street, a 40' unimproved right-of-way, 241.70' east of the east margin of Geyser Street; thence,

1. S85°19'31"E a distance of 96.68' with the south margin of Mill Street to a point; thence,

2. S5°00'07"W a distance of 125.00' to a point in the north margin of a 10' unimproved alley; thence,

3. N85°19'31"W a distance of 96.68' with the north margin of said alley to a point; thence,

4. N5°00'07"E a distance of 125.00' to the point of beginning and containing 12,085 square feet:

TRACT III:

Being Lot Nos. 55, 56 and 57 on the Map of Guilford Dudley's Addition to Nashville, of record in Book 332, page 73, Register's Office for Davidson County, Tennessee, described as follows according to a survey made by Ragan-Smith-Murphy & Associates, Inc. dated November 11, 1986:

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee being generally located south of Mill Street and east of Geyser Street and being all of Parcels 206, 207 and 208 on Davidson County Property Map 105-8 and being more fully described as follows:

Beginning at a point on the south margin of Mill Street (unimproved) 96.68 feet east of the east margin of Geyser Street, thence

1. S85°19'31"E, a distance of 145.02 feet with the south margin of Mill Street to a point; thence

2. S5°00'07"W, a distance of 125.00 feet to a point on the north margin of a 10-foot unimproved alley, thence

3. N85°19'31"W, a distance of 145.02 feet with the north margin of said alley to a point, thence

4. N5°00'07"E, a distance of 125.00 feet to the point of beginning and containing 18,127 sq. ft., more or less.

TRACT IV:

Being a part of Lot No. 58 and all of Lot 59 on the Map of Guilford Dudley's Addition to Nashville, of record in Book 332, page 73, Register's Office for Davidson County, Tennessee, described as follows according to a survey made by Ragan-Smith-Murphy & Associates, Inc. dated November 11, 1986:

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee being generally located north of Culvert Street and east of Geyser Street and being all of Parcels 210 and 211 on Davidson County Property Map 105-8 and being more fully described as follows:

Beginning at a point on the east margin of Geyser Street at the intersection of Mill Street (undeveloped), thence

1. S85°19'31"E, a distance of 85.08 feet with the south margin of Mill Street to a point, thence

2. S5°00'07"W, a distance of 125.00 feet to a point on the north margin of a 10 foot undeveloped alley, thence

3. N85°19'31"W, a distance of 85.08 feet with the north margin of said alley, to a point on the east margin of Geyser Street, thence

4. N5°00'07"E, a distance of 125.00 feet with the east margin of Geyser Street to the ponit of beginning and containing 10,635 square feet.

TRACT V:

Being Lot Nos. 60, 61, 62 and 63 on the Map of Guilford Dudley's Addition to Nashville, of record in Book 332, page 73, Register's Office for Davidson County, Tennessee, described as follows according to a survey made by Ragan-Smith-Murphy & Associates, Inc. dated November 11, 1986:

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee being generally located north of Culvert Street and east of Geyser Street and being all of Parcels 249, 250, 251, 252, and 253 on Davidson County Property Map 105-8 and being more fully described as follows:

Beginning at a point on the north margin of Culvert Street at the intersection of the east margin of Geyser Street, thence

1. N5°00'07"E, a distance of 75.00 feet with the east margin of Geyser Street to a point on the south margin of a 10 foot undeveloped alley, thence

2. S85°19'31"E, a distance of 194.18 feet with the south margin of said alley to a point, thence

3. S5°00'07"W, a distance of 92.91 feet to a point on the north margin of Culvert Street, thence

4. N80°03'15"W, a distance of 194.90 feet with the north margin of Culvert Street to the point of beginning and containing 16,303 square feet.

TRACT VI:

Being part of Lot No. 66, all of Lot 67, and part of Lot 68 on the Map of Guilford Dudley's Addition to Nashville, of record in Book 332, page 73, Register's Office for Davidson County, Tennessee, described as follows according to a survey made by Ragan-Smith-Murphy & Associates, Inc. dated November 11, 1986:

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee being generally located north of Culvert Street and west of Lester Avenue and being all of Parcels 256 and 257 on Davidson County Property Map 105-8 and being more fully described as follows:

Beginning at a point on the north margin of Culvert Street 309.36 feet west of the west margin of Lester Avenue, thence

1. N80°03'15"W, a distance of 102.33 feet with the north margin of Culvert Street to a point, thence

2. N5°00'07"E, a distance of 102.31 feet to a point on the south margin of a 10 foot undeveloped alley, thence

3. S85°19'31"E, a distance of 101.95 feet with the south margin of said alley to a point, thence

4. S5°00'07"W, a distance of 111.71 feet to the point of beginning and containing 10,909 square feet.

TRACT VII:

Being Lots 69 and 70, and part of Lot 68 on the Map of Guilford Dudley's Addition to Nashville of record in Book 332, page 73, Register's Office for Davidson County, Tennessee, described as follows according to a survey made by Ragan-Smith-Murphy & Associates, Inc. dated November 11, 1986:

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, being generally located north of Culvert Street and west of Lester Avenue and being all of Parcels 258, 259 and 260 on Davidson County Property Map 105-8 and being more fully described as follows:

Beginning at a point on the north margin of Culvert Street 166.0 feet west of the west margin of Lester Avenue, thence

1. N80°03'15"W, a distance of 143.36 feet with the north margin of Culvert Street to a point, thence

2. N5°00'07"E, a distance of 111.71 feet to a point on the south margin of a 10 foot undeveloped alley, thence

3. S85°19'31"E, a distance of 140.78 feet with the south margin of said alley to a point at the easterly terminus of said alley, thence

4. S4°03'46"W, a distance of 124.88 feet to the point of beginning and containing 16,767 square feet.

Tracts II and VI described above are the same property conveyed to I. C. Waddey, Jr., unmarried, by deed from E. N. Hester and wife, Peggy B. Hester, of record in Book 7109, page 317, said Register's Office. Tracts I, III, IV, V and VII described above are the same property conveyed to I. C. Waddey, Jr., unmarried, by deed from Hester Battery Manufacturing Company, of record in Book 7109, page 321, said Register's Office.

TRACT VIII:

Land in Davidson County, Tennessee, being Lots 10-14 both inclusive on the Map of Charles W. Davis Resubdivision of Lots 161-203 inclusive of George I. Waddey's Subdivision of Provine Place a part of St. Mary's Orphan Asylum Lots & a resubdivision of John Woodard Place, not of record, & more particularly described as:

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, being generally located north of Culvert Street and west of Lester Avenue and being all of Parcels 198, 199, 261, 262 and 263 on Davidson County Property Map 105-8 and being more fully described according to survey by Ragan, Smith, Murphy & Associates, Inc. dated 11-11-86, Job No. 86-106 as follows:

Beginning at a point at the intersection of the north margin of Culvert Street and the west margin of Lester Avenue, thence N 80 deg. 03' 15" W a distance of 166.00 feet with the north margin of Culvert Street to a point, thence N 4 deg. 03' 46" E a distance of 256.00 feet with an old tree row to a point, thence S 85 deg. 30' 00" E a distance of 124.18 feet to a point on the south margin of relocated Factory Street, thence easterly with a curve to the left having a radius of 597.96 feet and a central angle of 1 deg. 40' 06" (chord bearing and distance of S 65 deg. 14' 07" E 17.41 feet) a distance of 17.41 feet with the south margin of recloated Factory Street to a point, thence with a curve to the right having a radius of 40.00 feet and a central angle of 70 deg. 34' 11" (Chord bearing and distance of S 30 deg. 47' 05" E 46.21 feet), a distance of 49.27 feet to a point on

the west margin of Lester Avenue, thence S 4 deg. 30' W a distance of 227.99 feet with the west margin of Lester Avneue to the point of beginning and containing 43,371 square feet, more or less.

Being the same property conveyed to I. C. Waddey, Jr., unmarried, by deed from Ray O. Davis and wife, Hazel B. Davis, of record in Book 7095, page 78, said Register's Office.

TRACT IX:

Being part of Lots 1, 2 and 3 of Guilford Dudleys Addition to Nashville of record in Book 332, page 73, said Register's Office, generally located south of Factory Street and east of Geyser Street and being all of Parcel 274 on Tax Map 105-8, and being more fully described as follows:

Beginning at a point on the east margin of Geyser Street, as widened during the relocations of Factory Street, at the intersection of the north margin of Basin Street, a 50 foot unimproved right of way; thence, North 5 deg. 00' 07" East a distance of 18.98 feet with the east margin of Geyser Street to a point; thence, with a curve to the right having a radius of 40 foot and a central angle of 117 deg. 47' 40" (chord bearing and distance of North 63 deg. 27' 29" East 68.50 feet) a distance of 82.24 feet to a point on the southerly margin of relocated Factory Street; thence with a curve to the right having a radius of 547.95 feet and a central angle of 8 deg. 51' 01" (chord bearing and distance of South 53 deg. 13' 10" East 84.55 feet) a distance of 84.64 feet with the southerly margin of relocated Factory Street, to a point; thence South 48 deg. 47' 40" East a distance of 16.03 feet with the southerly margin of relocated Factory Street to a point on the north margin of Basin Street; thence, North 85 deg. 19' 31" West a distance of 143.19 feet with the north margin of Basin Street to the point of beginning and containing 5536 square feet.

TRACT X:

Being Lot No. 19, part of 18, 17, 16 and 15 of Guilford Dudleys Addition to Nashville, of record in Book 332, page 73, said Register's Office, generally located south of relocated Factory Street and east of Geyser Street and being all of Parcel 150 and 276 of Davidson County property Map 105-8, and being more fully described as follows:

Beginning at a point on the south margin of Basin Street, a 50 foot unimproved right of way, 150 feet east of the east margin of Geyser Street; thence, South 85 deg. 19' 31" East a distance of 62.42 feet with the south margin of Basin Street to a point on the south and margin of relocated Factory Street; thence, South 48 deg. 47' 40" East a distance of 209.99 feet with the southerly margin of relocated Factory Street to a point on the north margin of a 10 foot unimproved alley; thence, North 85 deg. 19' 31" West a distance of 231.87 feet with the north margin of said alley to a point; thence North 5 deg. 00' 07" East, a distance of 125.00 feet to the point of beginning and containing 18,392 square feet.

TRACT XI:

Being the easterly 38 feet of Lot No. 42, all of Lots, 43, 44 and 45 and a part of Lots 46, 47 and 48 of Guilford Dudleys Addition to Nashville, of record in Book 332, page 73, said Registers Office, generally located, south of relocated Factory Street and north of Mill Street, unimproved and being all of Parcel No. 188, 189 and 194 on Davidson County property Map 105-8 and being more fully described as follows:

Beginning at a point on the north margin of Mill Street, a 40 foot unimproved right of way, 212 feet east of the east margin of Geyser Street; thence, North 5 deg. 00' 07" East a distance of 125.00 feet to a point on the south margin of a 10 foot unimproved alley; thence, South 85 deg. 19' 31" East a distance of 183.42 feet with the south margin of said alley to a point on the southerly margin of relocated Factory Street; thence, South 48 deg. 47' 40" East a distance of 151.97 feet with the southerly margin of relocated Factory Street to a point, the beginning of a curve; thence, with a curve to the left having a radius of 597.96 feet and a central angle of 2 deg. 03' 38" (chord bearing and distance of South 49 deg. 49' 30" East 21.50 feet) a distance of 21.50 feet to a point; thence, South 4 deg. 03' 46" West a distance of 22.05 feet to a point on the north margin of Mill Street at the east terminus of same; thence, North 85 deg. 19' 31" West a distance of 323.99 feet with the north margin of Mill Street to the point of beginning and containing 33,209 square feet.

TRACT XII:

Being generally located south of relocated Factory Street and west of Lester Avenue and being all of Parcel 197 on Davidson County property map 105-8 and being more fully described as follows:

Beginning at a point on the south margin of relocated Factory Street 17.41 feet northwest of the northerly return at the southwest corner of the intersection of relocated Factory Street and Lester Avenue; thence, North 85 deg. 30' 00" West a distance of 124.18 feet to a point; thence, North 4 deg. 03' 46" East a distance of 65.94 feet to a point on the southerly margin of relocated Factory Street; thence, Southeasterly with a curve to the left having a radius of 597.96 feet and a central angle of 13 deg. 32' 56" (chord bearing and distance of South 57 deg. 37' 41" East 141.05 feet) a distance of 141.40 feet with the southerly margin of relocated Factory Street to the point of beginning and containing 3701 square feet.

TRACT XIII:

Being Lot No. 51 and 52 of Guilford Dudley's Addition to Nashville, of record in Book 332, page 73, said Register's Office, generally located north of Culvert Street and East of Geyser Street and being all of Parcel 203 on Davidson County property map 105-8 and being more fully described as follows:

Beginning at a point on the south margin of Mill Street, a 40 foot unimproved right of way, 338.38 feet east of the east margin of Geyser Street; thence, South 85 deg. 19' 31" East a distance of 96.68 feet with the south margin of Mill Street to a point; thence, South 5 deg. 00' 07" West a distance of 125.00 feet to a point on the north margin of a 10 foot unimproved alley; thence, North 85 deg. 19' 31" West a distance of 96.68 feet with the north margin of said alley to a point; thence, North 5 deg. 00' 07" East a distance of 125.00 feet to a point of beginning and containing 12,085 square feet.

TRACT XIV:

Being a part of Lot No. 58 of Guildford Dudleys Addition to Nashville, of record in Book 332, page 73, said Register's Office, generally located north of Culvert Street and East of Geyser Street and being all of Parcel 209 on Davidson County property Map 105-8 and being more fully described as follows:

Beginning at a point on the south margin of Mill Street, a 40 foot unimproved right of way, 85.08 feet east of the east margin of Geyser Street; thence, South 85 deg. 19' 31" East a distance of 11.60 feet with the south margin of Mill Street to a point; thence, South 5 deg. 00' 07" West a distance of 125.00 feet to a point on the north margin of a 10 foot unimproved

alley; thence, North 85 deg. 19' 31" West a distance of 11.60 feet with the north margin of said alley to a point; thence, North 05 deg. 00' 07" East a distance of 125.00 feet to the point of beginning and containing 1450 square feet.

TRACT XV:

Being part of Lot No. 38 of Guilford Dudleys Addition to Nashville, of record in Book 332, page 73, said Register's Office, generally located north of Culvert Street and east of Geyser Street and being all of Parcel 183 on Davidson County property Map 105-8 and being more fully described as follows:

Beginning at a point on the north margin of Mill Street, a 40 foot unimproved right of way, 38 feet east of the east margin of Geyser Street; thence, North 5 deg. 00' 07" East a distance of 125.00 feet to a point on the south margin of 10 foot unimproved alley; thence, South 85 deg. 19'31" East a distance of 12.00 feet with the south margin of said alley to a point; thence, South 5 deg. 00'07" West a distance of 125.00 feet to a point on the north margin of Mill Street; thence, North 85 deg. 19' 31" West a distance of 12.00 feet with the north margin of Mill Street to the point of beginnning containing 1500 square feet.

Tracts IX - XV described above are the same property conveyed to I. C. Waddey, Jr., unmarried, by deed from Trevecca Nazarene College and Trevecca Nazerene College Endowments, Inc., of record in Book 7093, page 701, said Register's Office.

TO HAVE AND TO HOLD said real property, with the appurtenances, estate, title and interest thereunto belonging, to the said Grantee, his heirs and assigns, in fee simple forever. Grantor covenants that he is lawfully seized and possessed of said real property in fee simple and has a good right to convey it, and that the said property is unencumbered, except for 1987 property taxes, which have been prorated between Grantor and Grantee, and Deeds of Trust of record in Book 7109, page 326 and Book 7109, page 330, said Register's Office.

Grantor further covenants and binds himself, and his heirs, personal representatives, and assigns, to warrant and forever defend the title to said real property to said Grantee, his heirs and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 21ST day of January, 1987.

I. C. Waddey, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Darrell L. West, a Notary Public of the state and county aforesaid, personally appeared I. C. Waddey, Jr., unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and seal at office, this 21 day of January, 1987.

Darrell L. West
Notary Public

My Commission Expires:
1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

I. C. Waddey, Jr.
Affiant

Subscribed and sworn to before me,
this 21 day of January, 1987.

Darrell L. West
Notary Public
My Commission Expires:
1-19-88

This Instrument Prepared by:

Darrell L. West
303 Church Street, Suite 102
Nashville, Tennessee 37201

mail

86233

IDENTIFICATION REFERENCE

JAN 22 2 10 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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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

[illegible]- RAMT.
[illegible] CSTAX
.50 PREL
24.00 WDE D
CHECK 564.50-
[illegible]/87 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

86233

IDENTIFICATION REFERENCE

JAN 22 2 18 PM '87

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 37558