FORM No WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

Clarence Edward Gay
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF January 19 87

Carolyn Deffo
Notary Public

MY COMMISSION EXPIRES: 3/8/87

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
EAST END TITLE & ESCROW, INC. – 405 Two Mile Pike – Goodlettsville, Tennessee 37072
BASED UPON INFORMATION FURNISHED BY PARTIES

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
CLARENCE EDWARD GAY, ET UX	MORTGAGEE – NONE	P/O
(NAME)	(NAME)	Map 30
224 Conwell ST		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 160
Goodlettsville Tenn 37072		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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~~ I, DAVID R. WADE, III

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLARENCE EDWARD GAY AND WIFE, ROSE M. GAY

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.

Land in Davidson County, Tennessee, being Tract No. 26 as shown on an unrecorded survey by Ralph Chapdelaine, Tennessee Registered Surveyor No. 1444, dated December 15, 1986.

Beginning at an iron pin in the Northeast corner of this tract and the Southeast corner of Tract No. 25 on the aforesaid survey; thence S 56° 21' 20" East 159.65 feet to an iron pin; thence S 8° 7' 17" West 641.50 feet to an iron pin; thence N 86° 30' 50" West 726.63 feet to an iron pin at post; thence N 54° 17' 15" West 406.20 feet to a point; thence N 66° 20' 04" East 1,105.93 feet to the point of beginning, containing 11.50 acres more or less.

Being a portion of the same property conveyed to David R. Wade, III by deed of record in Book _____, page _____, Register's Office for Davidson County, Tennessee, from Roger Dean Hicks, et ux, recorded simultaneously herewith.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING RESTRICTIONS:
No timber may be removed from the premises; no automobiles can be located on the premises which do not have a currect license tags; and any mobile home located on the premises must be covered from ground up to mobile home.
Grantees agree to pay twenty per cent (20%) of the upkeep of the entire length of the 50-foot wide ingress and egress easement which crosses the above described property and is for the use and benefit of Grantees and others.

This is not the principal residence of the Grantor.

This is unimproved ( ) improved (X) property, known as _____ (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 heir 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 covey 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 my hand this 7th day of January, 19 87

David R. Wade III

01/23/87 - 10:53 AM - CHECK

3855

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAVID R. WADE, III

the bargainor _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of January, 19 87

Commission expires 3/8/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) (they) as such _____ and _____ being authorized so to do, execute 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

TO

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

87.790

IDENTIFICATION REFERENCE

JAN 28 11 16 AM '87

FELIX Z. WILSON CLERK & REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7119 PAGE 498

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

20[illegible].00- CANT.
50.00 CSTAX
.50 PRFEE
6.60 MTG TX
CHECK 38.50-
08/08AC1/28/87 BNL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87 7 90

IDENTIFI REFERENCE

JAN 28 11 16 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 39310