RE- 213

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
Mr. and Mrs. J. E. Greer (NAME)	Same (NAME)	
Route 4, Baxter Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Joelton, TN. 37080 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 6852 PAGE 508

For and in consideration of the sum of TEN DOLLARS AND NO/100 ($10.00) DOLLARS

Cash in hand paid, the receipt of which is hereby acknowledged, we, Ben Knight and wife, Agnes Knight,

RE-RECORD 18337

IDENTIFICATION REFERENCE

APR 23 3 00 PM 87

DAVIDSON COUNTY, TN.

have bargained and sold, and by these presents do transfer and convey unto the said J. E. Greer and wife, Dawn Greer

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in 14th Dist., Davidson County, State of Tennessee, described as follows:

Beginning at an iron railroad spike in the center of a 20' easement and also being the center of a gravel road, said point being 896.44' North of Baxter Road, at a common corner of Randy Lynch, Todd Knight, and in the northerly line of said tract, thence N 71° 57' 46" W. 511.78' to the center of Long Creek; thence along the center of Long Creek, S 28° 24' 30" W. 294.78'; thence continuing along the center of Long Creek, S 17° 45' 32" W. 52.80'; thence S 74° 17' 03" E. 605.73' to the center of a 20' ingress and egress easement; thence along the center of said easement N 09° 00' 58" E. 120.00'; thence S 80° 59' 02" E. 21.24'; thence along a creek, N 88° 26' 37³ E. 103.41'; thence S 28° 45' 11" E. 209.02'; thence S 57° 50' 54" E. 479.11' to near the northerly most property line of a 1 acre tract and being the Southeasterly most corner of said tract; thence N 26°13' 44" E 474.75' to the northeasterly most corner of said tract; thence S 85° 51' 56" W. 76.78' to Todd Knight's southeasterly most corner; thence N 74° 32' 55" W. 390.00'; thence N 71° 57' 46" W. 374.29' to bhe beginning, containing 10.00 acres, according to the survey of Gaffron and Jeffers surveyors, dated 5/2/86.

And being part of the same property conveyed to Ben Knight and wife, Agnes Knight of record in Book 805, Page 292, and Book 1117, Page 673, Register's Office of Davidson County, Tennessee.

Said property includes a 20' ingress and egress easement from Baxter Road to said property and crossing said property and described as follows:

Beginning at an iron railroad spike in the center of a gravel road 896.44' north of Baxter Road and being the beginning point of the 10.00 acre tract previously described and proceeding along the center of said easement S 09° 00' 58" W. 487.11'; thence S 21° 12' 36" W. of said easement S 09° 00' 58" W. 487.11'; thence S 21° 12' 36" W. 98.55'; thence S 17° 14' 13" W 301.78' to the center of Baxter Raod.

unimproved ( )
This is improved ( ) property, known as _____ (House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 9 day of May, 19 86

Witness to Mark

X Agnes Knight

William H. Haynes

STATE OF TENNESSEE
COUNTY OF Cheatham

BOOK 6852 PAGE 509

Personally appeared before me, Sue E. Gilmartin, a Notary Public in and for said County and State, the within named Ben Knight and wife, Agnes Knight

the bargainor S, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City this 9th day of May, 19 86

My commission expires 9/18/89 Notary Public Sue E Gilmartin

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Cheatham

The actual consideration for this transfer or value of property (whichever is greater) is $ 12,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

X Dawn Greer

Sworn to and subscribed before me
this 9 day of May, 19 86

My commission expires 9/18/89 Notary Public Sue E Gilmartin

This instrument was prepared by:

Jerry W. Hamlin, ATtorney at Law, 102 N. Main, Ashland City, TN.

Name Address

9458 04/23 5.00- CHECK
WARRANTY DEED

FROM Ben Knight and wife

Agnes Knight

TO J. E. Greer and wife,

Dawn Greer

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

RECEIVED FOR RECORD
CHARLES M. SCRUGGS, REGISTER
MAY 9 12 15 PM '86

IDENTIFICATION REFERENCE

9 6 2 9 2.