Box 8 cg

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Marie L. Thomas
6322 Pettus Road
Antioch, Tn. 37013

MORTGAGEE:
Bailey Mortgage Company
P.O. Box 22784
Jackson, MS. 39225-2784

MAP-PARCEL NUMBERS:
MAP 181-0
PARCEL 71 and 139
5D-22635 and 5D-22655

WARRANTY DEED BOOK 7232 PAGE 3

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, John Robert Nehlig and wife, Evanne Nehlig hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Marie L. Thomas and Thomas Edward Sirmeyer, as joint tenants with the right of survivorshi hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

Tract I: LAND in the 5th Civil District of Davidson County, Tennessee, described as Tract 3 in a survey dated June 27, 1974, made by V. Leon Stanford as follows:

BEGINNING at a point on Pettus Road 285 feet east of the northeast corner of the Cherry line, being the northwest corner of said Tract 3; thence is a southerly direction 921.45 feet to a point; thence in an easterly direction 99.71 feet to a point; thence in a southeasterly direction 60.79 feet to a point; thence in a northerly direction 931.47 feet to a point on Pettus Road; thence in a westerly direction along Pettus Road 160.00 feet to a point of beginning and containing 3.394 acres, more or less.

Tract 2: LAND in the 5th Civil District of Davidson County, Tennessee, as follows:

BEGINNING at a point in the south right-of-way of Pettus Road, being the northeast corner of Tract 9 of an unrecorded plat of the Dotson Batson property; thence along the east line of said tract with the following calls: south 1 degrees 10 minutes 48 seconds west 92.33 feet to an iron pin; thence continuing to follow a fence line south 17 degrees 22 minutes 14 seconds east 131.01 feet to an iron pin; thence south 29 degrees 49 minutes 08 seconds west 122.94 feet to an iron pin; thence south 3 degrees 35 minutes 45 seconds west 659.57 feet to an iron pin, being the southeast corner of said Tract 9 and the northeast corner of a tract herein described as a 3.014 acre tract also being the true point of beginning of said tract; thence continuing with a fence line

This is (~~un~~)improved property, known as 6322 Pettus Road, Antioch, Tn. 37013.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 6th day of May, 19 87

Evanne Nehlig

John Robert Nehlig

STATE OF TENNESSEE
COUNTY OF Davidson

On this 6th day of May, 19 87, before me personally appeared John Robert Nehlig and wife, Evanne Nehlig, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

My Commission Expires: 11-1-87

Notary Public

7232

E OF TENNESSEE
TY OF _____

BOOK 7232 PAGE 4

me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President other officer authorized to execute the instrument) of the _____, _____, the within named bargainor, a corporation, at he as such _____, executed the foregoing instrument e purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____; Tennessee, this _____ day of _____, 19___.

mmission Expires:_____

_____
Notary Public

E OF TENNESSEE
TY OF Davidson

tual consideration or value, whichever is greater, for this transfer is $ 120,000.00 .

Marie L. Thomas
Affiant

ibed and sworn to before me, this the 6th day of May, 1987.

mmission Expires: 11-1-87

Notary Public

WARRANTY DEED

from:
John Robert Nehlig and wife, Evanne Nehlig

to:
Marie L. Thomas

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 26595

4

Continuation of Warranty Deed

south 3 degrees 17 minutes 04 seconds west 144.00 feet to an iron pin; thence north 83 degrees 38 minutes 35 seconds west 1005.48 feet to an iron pin in a fence line; thence north 5 degrees 37 minutes 27 seconds east 142.17 feet to an iron pin in a fence line, being on the rear line of Tract 3 of the abovesaid unrecorded plat; thence with the rear line of Tracts 3, 4, and 5, south 79 degrees 15 minutes 30 seconds east 308.05 feet to an iron pin in the rear line of Tract 5; thence continuing with said fence and the rear lines of Tracts 5, 6, 7, 8, and 9, of the unrecorded plat, south 85 degrees 43 minutes 34 seconds east 692.89 feet to the point of beginning.

Being the same property conveyed to John Robert Nehlig and wife, Evanne Nehlig by deed from George M. Johnson and wife, Lucile B. Johnson of record in Book 6807, page 301, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown on the herein referenced plan of record in said Register's Office.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to Bailey Mortgage Company, of record in Book 6807, page 305, said Register's Office, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

24452

IDENTIFI REFERENCE

MAY 11 10 33 AM 1987

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

7232

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

RECEIVED OF _____

FOR _____

BOOK 7232 PAGE 6

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

120000.00- CAMT.
336.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 345.50-
5525A05711787 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.4452

IDENTIFICATION REFERENCE

MAY 11 10 33 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 80111

6