Mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
112 Long Hollow Pike, Suite 301
Goodlettsville, Tennessee 37072

WARRANTY DEED

BOOK 7574 PAGE 593

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PAR. NO.
Timothy P. Redding, etux 500 Cheyenne Blvd, Lot 241 Madison, Tn.	SAME AS NEW OWER	Map 24 Pt. Par 64 6210 06/16 0101 03CHECK 62.50

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, CALVIN DWIGHT REDDING, a single man, hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto the said TIMOTHY P. REDDING and wife, DEBORAH M. REDDING, hereinafter referred to as the "GRANTEE", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a tract of land in Davidson County, Tennessee, being described according to a survey by David Demerich dated December 15, 1987 as follows:
BEGINNING at an iron pin in the south boundary of Knox, said pin being the northeasterly corner of the tract herein described, thence with Knox the following calls: South 76 degrees 19 minutes 9 seconds east, 290.82 feet to an iron pin, thence North 16 degrees 31 minutes 20 seconds east, 93.04 feet to an iron pin, thence South 72 degrees 14 minutes East, 67.88 feet to an iron pin, thence with Drake, South 7 degrees 8 minutes 39 seconds, 1,225.98 feet to an iron pin, thence with Phelan, North 82 degrees 35 minutes 10 seconds, 396.65 feet to an iron pin, thence with Reding a new line, North 8 degrees 23 minutes 55 seconds East 1178.21 feet to the point of beginning, said tract containing 10.36 acres, more or less.
Being part of the same property conveyed to Calvin Dwight Redding, a single man, by deed from Charles Redding, Executor of estate of Sam Redding, a/k/a Samuel T. Reding, of record in Book 7526, page 191, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

And, the Grantor does covenant with the said Grantees, that he is lawfully seized and possessed of said land in fee simple, have a good right convey it and warranty that the same is unencumbered, except (1) 1988 State and County taxes, a lien, prorated between the parties and to be paid in full by Grantor

and (2) Easement for right of way granted to Davidson County, Tennessee, of record in Book 1762, page 9 and Book 2445, pge 517, said Register's Office.

And the Grantor does further covenant and bind hisself, his heirs and representatives to warranty and forever defend the title to the land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand on this the 14th day of June, 1988.

Calvin Dwight Redding
CALVIN DWIGHT REDDING

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CALVIN DWIGHT REDDING, a single man, 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 this the 14th day of June, 1988.

Deanne M Cathey
NOTARY PUBLIC

My Commission Expires: 1/25/92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

Timothy P Redding
Affiant

Sworn to and subscribed before me, this the 14th day of June, 1988.

Deanne M. Cathey
NOTARY PUBLIC

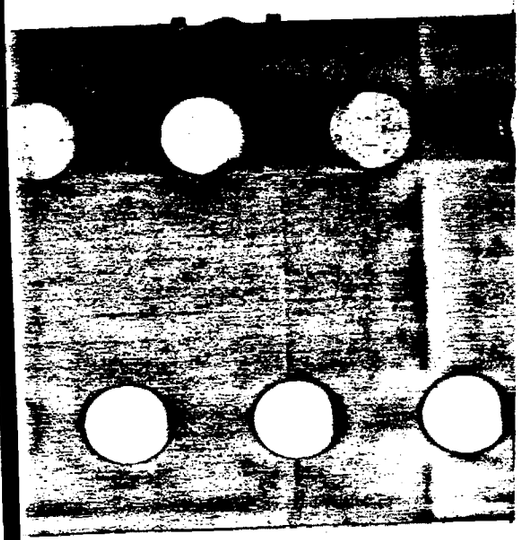
My Commission Expires: 1/25/92

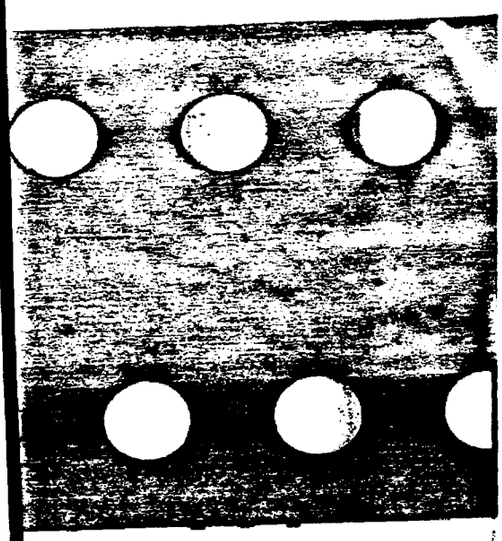
4073.3

IDENTIFICATION REFERENCE

JUN 16 9 04 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7574 PAGE 595

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 20000.00
				CON TX 56.00
				PRFEE 0.50
				WDEED 6.00
				TOTAL 62.50
				CHECK 62.50
06/16/88	01			09:06 0001 6210

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4073.33

IDENTIFICATION REFERENCE

JUN 16 9 04 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 103033