mail

This Instrument Prepared By:
W. Lee Corbett & Associates, P.C.
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
Albert Jack Dale, III et ux. Marjorie Shaffer Dale and Paul S. Corley et ux. Jo Darlene Dale Corley d/b/a Corley-Dale Company 915 Sixth Avenue South Nashville, TN 37203	Same	Map 104-6 Parcel 56

6590 08/17 0101 03CHECK 848.50

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Edward T. Herbert, Trustee with full power to convey, mortgage, or otherwise encumber without the joinder of any beneficiary ("Grantor"), has bargained and sold, and by these presents transfers and conveys to Albert Jack Dale et ux. Marjorie Shaffer Dale and Paul S. Corley et ux. Jo Darlene Dale Corley, d/b/a Corley-Dale Company ("Grantees"), their heirs and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Not No. 31 on the Map of the Bransford Realty Company's Re-Subdivision of Lots Nos. 22 to 30, inclusive in Richland Annex, as of record in Book 332, Page 156, Register's Office for said County, described according to a survey made by Hickerson & Smith Engineering Company, October 16, 1965, as follows:
>
> Beginning at the southwest corner of Fairfax Avenue and Murphy Road, being the northeast corner of said Lot No. 31; thence with the westerly margin of said Avenue, South 1 degree 20 minutes west 60 feet to the corner of Lots 31 and 30; South 87 degrees 00 minutes west 179 feet with the line between said two lots to the easterly margin of an alley; thence with said alley, North 6 degrees 00 minutes west 86.5 feet to the southerly margin of Murphy Road; thence with the southerly margin of said Road, South 85 degrees 00 minutes East 190 feet to the beginning.
>
> Being the same property conveyed to Edward T. Herbert, Trustee with full power to convey, mortgage, or otherwise encumber without the joinder of any beneficiary, by deed from James Alvin Crossman and wife, Mary B. Crossman of record in Book 5391, Page 962, Register's Office for Davidson County, Tennessee.

This is improved property known as 3431 Murphy Road, Nashville, Tennessee 37203.

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

The Grantor covenants with the Grantees that Grantor is lawfully seized and possessed of the said Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows:

1. 1989 real property taxes which have been assumed by Grantees.

2. Easement for cut and fill slope and other rights granted the City of Nashville and Department of Highways and Public Works of the State of Tennessee, by Walter Ruth McLaughlin Moore, of record in Book 1113, Page 290, Register's Office for Davidson County, Tennessee.

3. Right of ingress and egress to cross lines conveyed to the State of Tennessee, of record in Book 4764, Page 515, Register's Office for Davidson County, Tennessee.

4. Subject to any and all leases and tenants in possession.

5. Survey of Richard B. Omohundro, dated October 26, 1979, shows that a sign located at the northeasterly portion of said lot and a signlocated in the northerly middle of said lot, extend into the Murphy Road right-of-way.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 15th day of August, 1989.

Edward T. Herbert, Trustee

Edward T. Herbert, Trustee with full power to convey, mortgage, or otherwise encumber without the joinder of any beneficiary

585554

IDENTIF. REFERENCE

AUG 17 9 41 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Edward T. Herbert, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of August, 1989.

Notary Public

My Commission Expires: 10/9/91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

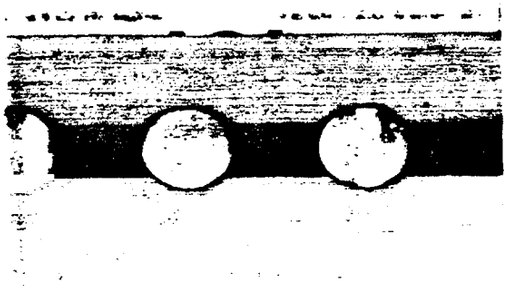
The actual consideration or value, whichever is greater, for this transfer is $255,000.00.

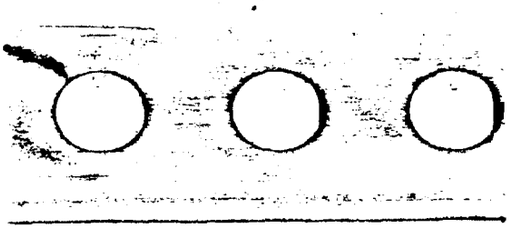
Affiant

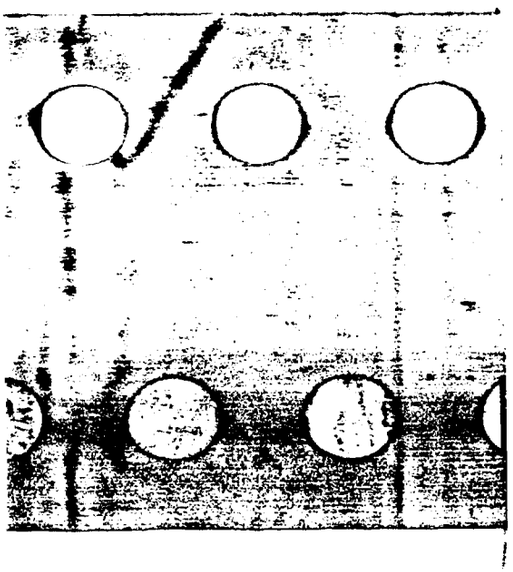
Sworn to and subscribed before me this 15th day of August, 1989.

Notary Public

My Commission Expires: 10/9/91







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7916 PAGE 915

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 255000.00
CON TX 841.50
PRFEE 1.00
MDEED 6.00
TOTAL 848.50
CHECK 848.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08/17/89 01 09:44 0001 6590

58554

IDENTIF. REFERENCE

AUG 17 9 41 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 239954