BOOK 7919 PAGE 844

WARRANTY DEED

PREPARED BY:

J. K. WOODARD
Attorney at Law
175 East Main Street
Metro Federal Savings & Loan Bldg.
Hendersonville, TN 37075
822-0030

1RD

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater for this transfer is $~~52000.00~~ 5260.00

Roy D. Young
Affiant

SWORN to and subscribed before me on this the 18 day of August, 1989.

Mary Y. Brooks
NOTARY PUBLIC

My Commission Expires: 6-27-93

MORTGAGEE:

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Mr./Mrs. James R. Wilkes	Same as Owner	12
6432 Lickton Pike		69
Goodlettsville, Tn. 37072		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, I, **ROY D. YOUNG**, hereinafter called the **GRANTORS**, have bargained and sold and by these presents, do transfer and convey unto **JAMES R. WILKES and wife, GLYNDA R. WILKES**, hereinafter called **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidon County, State of Tennessee, described as follows:

LAND in the 10th Civil District of Davidson County, Tennessee, described according to a survey by John B. Bates, dated March 13, 1978, as follows:

BEGINNING at a corner fence post and iron pin in the north margin of Lickton Pike, located at the southwest corner of this tract; thence with the fence North 19 deg. 15 min. West 170.0 feet to a 15-inch hackberry tree; thence North 24 deg. West 800.00 feet to an iron pin; thence North 71 deg. 45 min. East 184.0 feet to an iron pin; thence south 24 deg. East 800.00 feet to a corner fence post; thence South 24 deg. East 132.0 feet to an iron pin and corner post on the North margin of Lickton Pike; thence with the margin of Lickton Pike South 60 deg. West 200.0 feet to a post and pin, the point of beginning, containing 4.04 acres, more or less.

BEING the same property conveyed to ROY D. YOUNG by Instruments of record in Book 5353, Page 744 and Book 7917, Page 896, Register's Office for Davidson County, TN.

INCLUDED IN THE ABOVE DESCRIPTION, but expressly excluded therefrom is the following described property:

LAND in the 10th Civil District of Davidson County, Tennessee, described according to a survey by Donald R. Carver, dated November 6, 1980, as follows:

BEGINNING at an iron pin in the North margin of Lickton Pike, being the southeast corner of the within described tract; thence with line of said Lickton Pike South 60 deg. 00 min. West 100 feet to an iron pin; thence North 19 deg. 15 min. West 170.00 feet to a 15-inch hackberry tree; thence North 24 deg. 00 min. West 800 feet to an iron pin; thence North 71 deg. 45 min. East 80 feet to a point; thence South 25 deg. 28 min. East 803.33 feet to an iron pin; thence South 17 deg. 40 min. East 150.73 feet to the point of beginning, containing 2.02 acres, more or less.

BEING the same property conveyed to PAUL F. RICHEY and wife, DEBORAH W. RICHEY by Deed from ROY D. YOUNG and wife, ALLISON B. YOUNG of record in Book 5684, Page 439, Register's Office for Davidson County, TN.

This is improved property known as 1626 Lickton Pike, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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. 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 our hands this 6-18 day of August, 1989, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Roy D. Young
ROY D. YOUNG

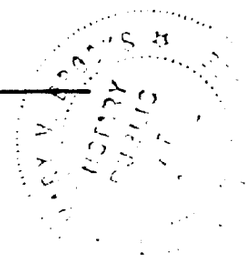
STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, ROY D. YOUNG the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, TN, this the 18 day of August, 1989.

Mary U Brooks
NOTARY PUBLIC



My Commission Expires: 6-27-93

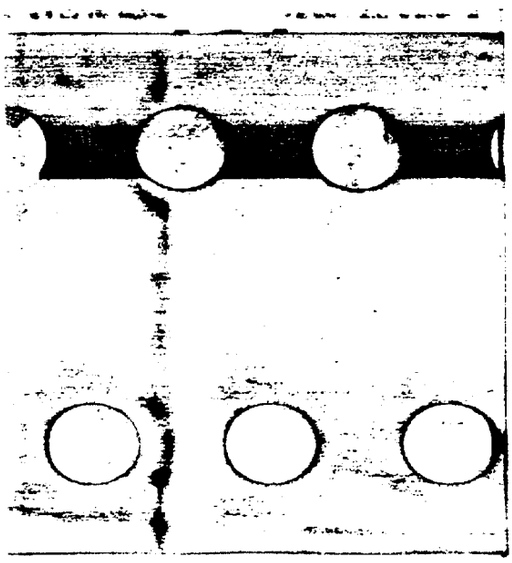
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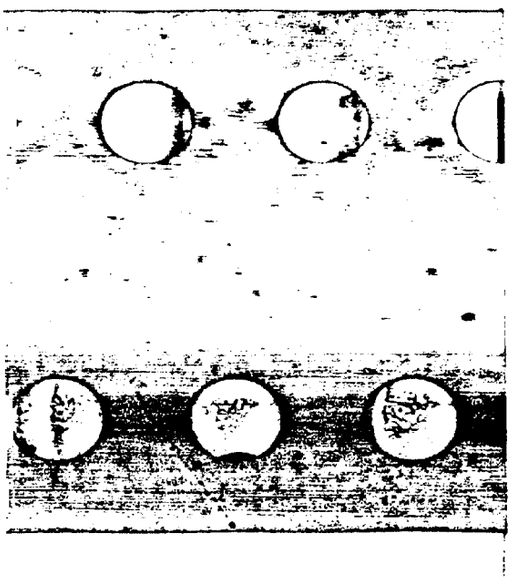
IDENTIFICATION REFERENCE

Aug 22 8 26 AM '89

DAVIDSON COUNTY, TN

7817 08/22 0101 03CHECK 183.58





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 52600.00
CON TX 173.58
PRFEE 1.00
WDEED 9.00
TOTAL 183.58
CHECK 183.58

08/22/89 01 08:28 0001 7817

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59609

IDENTIFI REFERENCE

AUG 22 8 26 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 241863