25333

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike 0489 05/10 0101 03CHECK 84.55
Goodlettsville, Tennessee 37072 IDENTIFICATION REFERENCE

WARRANTY DEED

MAY 10 10 32 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Gary B. Gupton, et ux 2253 Luster Rd Goodlettsville, Tn. 37072	Same as New Owner	Map 17 Parcel P/O 56

BOOK 8106 PAGE 589

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, HAROLD L. REDDING and wife, MARTHA JANE REDDING, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto GARY B. GUPTON and wife, LINDYN W. GUPTON, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract No. 5

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, described as Tract No. 5 on the unrecorded survey of the Redding Subdivision dated March, 1990, by David A. Demerick, Registered Land Surveyor, No. 1219, as follows:

BEGINNING at an iron pin in the westerly margin of Luster Road, a corner to the property of Gupton of record in Book 5398, page 605, Register's Office for Davidson County, Tennessee; thence, with the line of Gupton North 84 degrees 16 minutes 38 seconds West 990.82 feet to an iron pin in the line of the property conveyed to Davis of record in Book 7956, page 223, said Register's Office; thence with the line of Davis North 14 degrees 34 minutes 13 seconds East 246.33 feet to an iron pipe marking the corner of the property conveyed to Harris of record in Book 6134, page 711, said Register's Office; thence, with the line of James T. Grissom South 81 degrees 06 minutes 13 seconds East 1,056.0 feet to an iron pin in the westerly margin of Luster Road; thence, with said margin of said road on a curve having a chord of South 28 degrees 20 minutes 06 seconds West 170.0 feet to a point; thence, South 31 degrees 43 minutes 59 seconds West 41.0 feet to the point of beginning and containing 5.07 acres, more or less.

BEING a part of the same property conveyed to Harold L. Redding and wife, Martha Jane Redding, by deed from Horace Landon Luster and wife, Audrey Luster, of record in Book 4355, page 185, Register's Office for Davidson County, Tennessee.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1990, which are a lien, but not yet due and payable, which have been prorated between the parties and which will be paid by

the escrow closing attorney, when due.

2. Subject to an Agreement for Easements and Restrictive Covenants, recorded simultaneously herewith.

3. Subject to the meanders of a branch or creek crossing the front part of the property hereinabove described, and the riparian rights of others in the said branch or creek.

And we, the GRANTORS, 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.

WITNESS our hands on this the 4th day of May, 1990.

Harold L. Redding
HAROLD L. REDDING

Martha Jane Redding
MARTHA JANE REDDING

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HAROLD L. REDDING and wife, MARTHA JANE REDDING, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 4th day of May, 1990.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

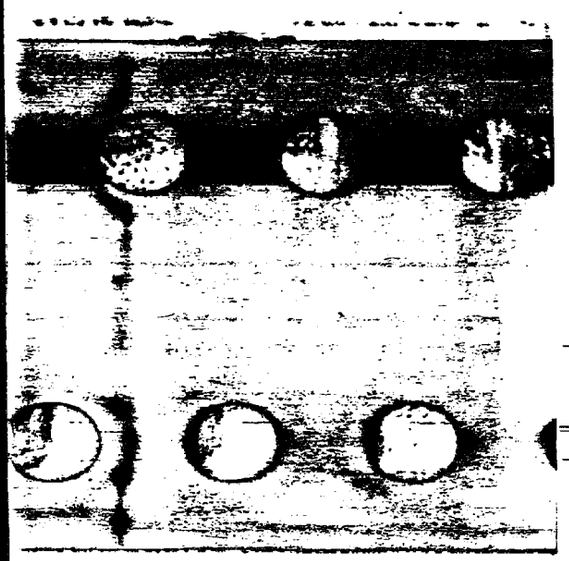
The actual consideration or value, whichever is greater, for this transfer is $23,500.00.

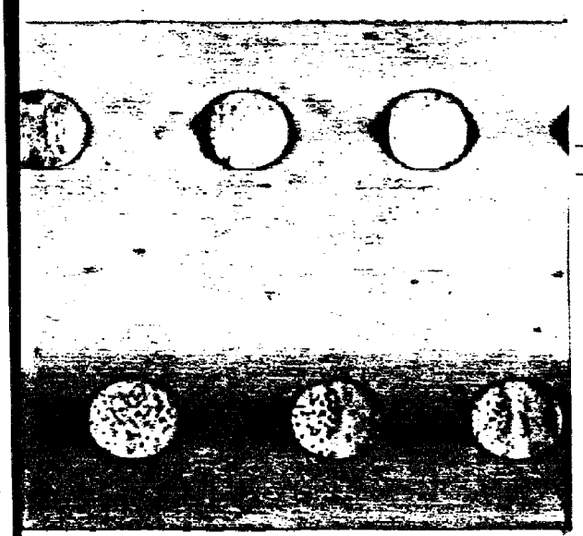
Gary B. Gupton
Affiant

Sworn to and subscribed before me, this the 4th day of May, 1990.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/29/93





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

RECEIVED OF _____

FOR _____

BOOK 8106 PAGE 591

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
				CAMT 23500.00
				CON TX 77.55
				PRFEE 1.00
				WDEED 6.00
				TOTAL 84.55
				CHECK 84.55
05/10/90	01			10:34 0001 0489

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25333.

IDENTIFICATION REFERENCE

MAR 10 10 33 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 317953