WARRANTY DEED 069-11-0 010.00

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR AND NO/100, ($1.00), cash in hand paid, and other good and valuable consideration, including the love and affection I have for my brother, the receipt and sufficiency of which is hereby acknowledged, I, E.M. Vanleer, have this day bargained and sold and by these presents do transfer and convey unto Elzie L. Vanleer, his heirs and assigns, certain property which is located in Davidson County, Tennessee, and is more particularly described as follows: BOOK 8122 PAGE 736

A tract of land situated in the 13th Civil District of Davidson County, being a part of Lot No. 8 on the map of the partition of real estate by Elias Simpkins, deceased, as of record in Plan Book 2, Page 65, Chancery Court at Nashville.

BEGINNING at a point in the southwesterly margin of the right-of-way of Hyde's Ferry Pike, which point is 591.5 feet northwesterly of Windover Drive; thence in a southeasterly direction along the southwesterly margin of said Hyde's Ferry Pike right-of-way 110 feet to a point; thence running back between parallel lines South 62 deg. 26' West 245 feet on each line to a dead line, measuring 110 feet across the rear.

Being the same property conveyed to E.M. Vanleer by warranty deed dated July 12, 1960, from H.H. Chitwood, J.M. Grissim and wife, Jean F. Grissim, which is of record in Book 3104, Page 558, in the Register's Office for Davidson's County, Tennessee.

This conveyance is made subject to restrictive covenants contained in a deed from the grantors herein to Sherman L. Greene, Jr., and wife, of record in Book 3074, page 286, Register's Office for Davidson County, Tennessee.

The above described property is hereby conveyed to Elzie L. Vanleer, subject to the following terms and conditions:

In the event that Elzie L. Vanleer predeceases E.M. Vanleer, then title to the above described property shall revert back to E.M. Vanleer.

And I do covenant that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it and the same is unencumbered.

And I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend title to the said land to the said Elzie L. Vanleer, his heirs and assigns, against the lawful claims of all persons whomsoever.

THIS INSTRUMENT PREPARED BY
ROBERT L. LITTLETON, ATTORNEY
DICKSON, TENNESSEE

IN WITNESS WHEREOF, I have hereunto set my signature on this the 26th day of JUNE, 1989.

E.M. Vanleer
E.M. VANLEER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8122 PAGE 737

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named E.M. VANLEER, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE Tennessee on this the 26th day of JUNE, 1989.

Marie E. Herd
NOTARY PUBLIC

My Commission Expires:
My Commission Expires Nov. 12, 1990

6366 06 04 01:01 03C-EEK 63.10

30855

IDENTIFICATION REFERENCE

JUN 4 2 57 PM '90
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

RUSH

Send Tax Bills to

ELZIE VANLEER
Name

Rt. 3 Box 56
Address

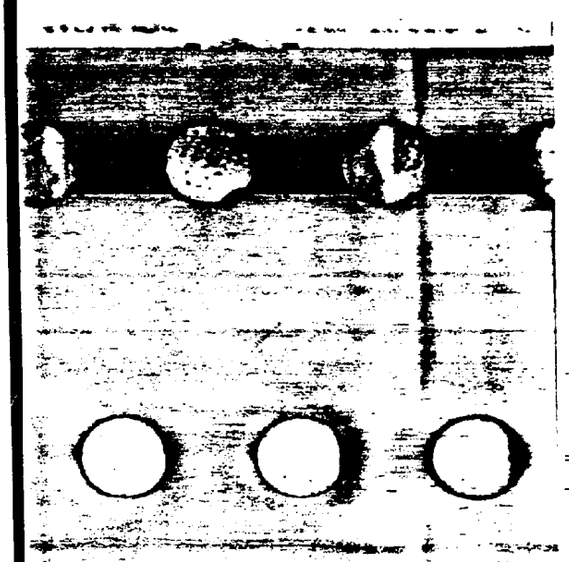
DICKSON, TENN

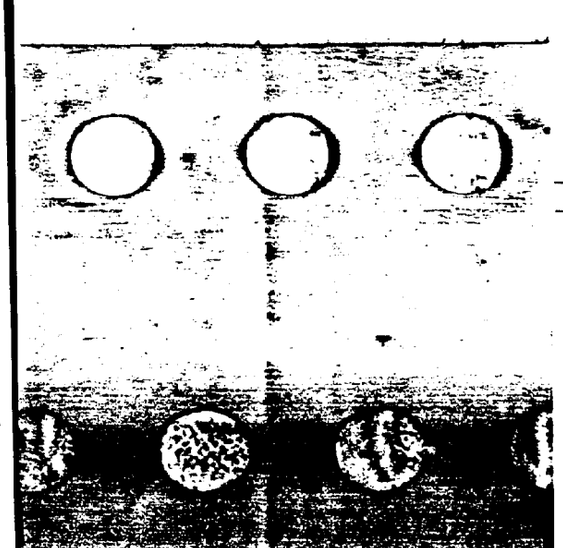
I, hereby swear or affirm that the actual consideration for transfer or value of the property transferred, whichever is greater is $ 17,500.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Elzie D Vanleer
Affiant

Subscribed and sworn to before me this the 4 day of June 19 90

B. Edwards - Dep. Reg





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8122 PAGE 738

| | | |
|---|---|---|
| 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 17000.00
CON TX 56.10
PRFEE 1.00
WDEED 6.00
TOTAL 63.10
CHECK 63.10

06/04/90 01 14:56 0001 6865

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

30855

IDENTIF. REFERENCE

JUN 4 2 57 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

**No. 324561**