Box 17

BOOK 8184 PAGE 95

THIS INSTRUMENT WAS PREPARED BY: COOMER & JENKINS, ATTORNEYS AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Richard T. Combs 6322 Pettus Road Antioch, TN 37013	Same	Map 181-0 Parcel 71 & 139

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged;

we, Marie L. Thomas, unmarried, and Thomas Edward Sirmeyer and wife, Donna Sirmeyer

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto

Richard T. Combs and wife, Helen A. Combs

hereinafter called 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 I: Land in the 5th Civil District of Davidson County, Tennessee, described as Tract 3 in a survey dated June 27, 1974, made by V. Leon Stanford as follows:

Beginning at a point on Pettus Road 285 feet east of the northeast corner of the Cherry line, being the northwest corner of said Tract 3; thence in a southerly direction 921.45 feet to a point; thence in an easterly direction 99.71 feet to a point; thence in a southeasterly direction 60.79 feet to a point; thence in a northerly direction 931.47 feet to a point on Pettus Road; thence in a westerly direction along Pettus Road 160.00 feet to a point of beginning and containing 3.394 acres, more or less.

Tract 2: Land in the 5th Civil District of Davidson County, Tennessee, as follows:

Beginning at a point in the south right-of-way of Pettus Road, being the northeast corner of Tract 9 of an unrecorded plat of the Dotson Batson property; thence along the east line of said tract with the following calls: south 1 degree 10 minutes 48 seconds west 92.33 feet to an iron pin; thence continuing to follow a fence line south 17 degrees 22 minutes 14 seconds east 131.01 feet to an iron pin; thence south 29 degrees 49 minutes 08 seconds west 122.94 feet to an iron pin; thence south 3 degrees 35 minutes 45 seconds west 659.57 feet to an iron pin, being the southeast corner of said Tract 9 and the northeast corner of a tract herein described as a 3.014 acre tract also being the true point of beginning of said tract; thence continuing with a fence line south 3 degrees 17 minutes 04 seconds west 144.00 feet to an iron pin; thence north 83 degrees 38 minutes 35 seconds west 1005.48 feet to an iron pin in a fence line; thence north 5 degrees 37 minutes 27 seconds east 142.17 feet to an iron pin in a fence line, being on the rear line of Tract 3 of the above said unrecorded plat; thence with the rear line of Tracts 3, 4, and 5 south 79 degrees 15 minutes 30 seconds east 308.05 feet to an iron pin in the rear line of Tract 5; thence continuing with said fence and the rear lines of Tracts 5, 6, 7, 8, and 9, of the unrecorded plat, south 85 degree 43 minutes 34 seconds east 692.89 feet to the point of beginning.

Being the same property conveyed to Marie L. Thomas and Thomas Edward Sirmeyer by deed from John Robert Nehlig and wife, Evanne Nehlig of record in Book 7232, page 3, Register's Office for Davidson County, Tennessee. The said Donna Sirmeyer joins in this conveyance to convey any interest she may have as the wife of Thomas Edward Sirmeyer.

unimproved ( )
This is improved (x) property, known as 6322 Pettus Road, Antioch, TN

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 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 assigns, to warrant and defend title 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 _____ day of August, 1990.

Marie L. Thomas
MARIE L. THOMAS

Thomas Edward Sirmeyer
THOMAS EDWARD SIRMEYER

Donna Sirmeyer
DONNA SIRMEYER
By Thomas Edward Sirmeyer by Power of Attorney recorded simultaneous herewith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marie L. Thomas and Thomas Edward Sirmeyer, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of August, 1990.

My Commission Expires:
7-24-93

Phyllis Keenan
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this _____ day of August, 1990, before me personally appeared Thomas Edward Sirmeyer to me known to be the person who executed the foregoing instrument in behalf of Donna Sirmeyer and acknowledged that he executed same as the free act and deed of said Donna Sirmeyer for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of August, 1990.

My Commission Expires:
7-24-93

Phyllis Keenan
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $135,000.00.

Richard T. Hamby Sr.
AFFIANT

Subscribed and sworn to before me this 27th day of August, 1990.

My Commission Expires:
2-4-93

Phyllis Keeton
NOTARY PUBLIC

4232 08/29 0101 03CHECK 455.50

53046

IDENTIFICATION

Aug 29 8 57 AM '90

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN

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	
				135000.00
			CON TX	445.50
			PRFEE	1.00
			WDEED	9.00
			TOTAL	455.50
			CHECK	455.50
08/29/90		01	08:59 0001	4232

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

530046

IDENTIFICATION REFERENCE

Aug 29 8 57 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 350614