This Instrument Prepared By:
Haynes & Cannon, Grayson Smith Cannon
P. O. Box 527
Goodlettsville, Tennessee 37072

Mail

BOOK 8208 PAGE 985

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leonard E. Arnold, Jr.	Same	Map 25
(NAME)	(NAME)	
909 Kalvesta Court		Parcel 35
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, Tennessee 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Thirty Thousand Five Hundred ($30,500.00) Dollars,

upon the following terms: $16,224.32 cash in hand paid and the buyers to assume the current mortgage amount of $14,275.68, and as hereinafter set forth, the receipt of which is hereby acknowledged,

Curtis R. Detharidge and wife, Prasetyawati Detharidge

have this day bargained and sold, and do hereby transfer and convey unto the said Leonard E. Arnold, Jr. and wife, Joy C. Arnold the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

See Attached Exhibit A.

62017

IDENTIF. REFERENCE

OCT 3 8 48 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

6737 10/03 0101 03CHECK 110.65

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,500.00

Subscribed and sworn to before me this the 2nd day of October, 1990

Affiant

My commission expires: 9-24-94 (Affix Seal)

Notary Public

unimproved (X)
This is improved ( ) property, known as Tract 3 456 Dry Creek Road, Goodlettsville, TN 37072
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for an installment deed of record in Book 7789, page 269, R.O.D.C., TN which the grantees hereby expressly assume.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 1st day of October, 19 90, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Curtis R. Detharidge
CURTIS DETHARIDGE by wife P. Detharidge by P.O.A. of record in Book 8204, page 908. R.O.D.C. Tennessee

Prasetyawati Detharidge
PRASETYAWATI DETHARIDGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Curtis Detharidge and wife, Prasetyawati Detharidge

the within named bargainor s, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Goodlettsville, *Tennessee, this* 1st *day of* October, 1980

Notary Public

Commission expires 9-24-84

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

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WARRANTY DEED

FROM
Detharidge

TO
Arnold

Compliments of
Madison Title Company
P.O. Box 1368
333 Gallatin Road
Madison, TN 37116
(615) 868-2710

TRACT THREE

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, being Tract Three of J. F. Jevaney property and also being a part of Lots 4, 5 and 6 on the plan of the Procession of the J. M. Cowley Lands, as of record in Deed Book 161, page 29, R.O.D.C., Tennessee and being more fully described as follows:

Commencing at a point in the center of Dry Creek Road (50 foot Road) said point being N 37 degrees 24' 03" E a distance of 25.42 feet from the northeast corner of a tract of land conveyed to C. A. Seaton by deed recorded in Book 3464, page 1. R.O.D.C., Tennessee; thence, leaving the center of said road and with the easterly line of Seaton and a tract of land conveyed to Bobby G. Jackson, et ux by deed record in Book 4743, page 169, R.O.D.C., Tennessee; S 37 degrees 24' 03" W a distance of 603.18 feet to the point of beginning of the herein tract of land; thence:

1. Leaving the easterly line of Bobby G. Jackson, et ux and with the southerly line of Tract One of J. F. Jevaney Property, S 61 degrees 48' 39" E a distance of 450.51 feet to an iron pin set, said pin being the common corner to Tracts One and Two; thence,

2. With the common line of tracts Two and Three, S 62 degrees 51' 57" E a distance of 138.12 feet to an iron pin set, said pin being the northeast corner of the herein described tract; thence,

3. Continuing with said common line, S 27 degrees 08' 03" W a distance of 358.24 feet to an iron pin set in the northerly line of a tract of land conveyed to Earnest E. Seaton as of record in book 6448, page 44 and book 5585, page 201, R.O.D.C., Tennessee, said pin also being in the southerly R.O.W. of an unnamed road, thence,

4. With the northerly line of Earnest E. Seaton and a tract of land conveyed to Cecil K. McBroom, et ux by deed recorded in Book 4533, page 387, R.O.D.C., Tennessee, N 62 degrees 51' 57" W a distance of 654.94 feet to an iron pin in the easterly line of Bobby G. Jackson, et ux; thence,

5. With the east line of Jackson, N 37 degrees 24' 03" E a distance of 372.50 feet to the point of beginning and containing 224,877 square feet or 5.163 acres, more or less.

Further, an easement 15' wide running along the line from a point in the center line of DRy Creek Road along a line S 37 degrees 24' 03" W 603.18 to the boundary of Tract Three as shown on an unrecorded plat dated February 9, 1989 by Ragan-Smith-Murphy & Associates, Inc., is granted for the purpose of allowing a private water line to service Tract Three only. This easement is to run with the land. Said easement being shown in a Deed of record in book _____, page _____, R.O.D.C., Tennessee.

Being the same property conveyed to Curtis R. Detharidge and wife, Prasetyawati Detharidge by deed from Fred Jevaney, dated the 7th day of March, 1989 of record in book 7789, page 269, Register's Office for Davidson County, Tennessee. The said Mary Annette Jevaney is now deceased.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8208 PAGE 988

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 30500.00
CON TX 100.65
PRFEE 1.00
WDEED 9.00
TOTAL 110.65
CHECK 110.65

10/03/90 01 08:50 0001 6737

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62017

IDENTIF. REFERENCE

OCT 3 8 48 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 361021