Bk V47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF August 19 91

Notary Public

MY COMMISSION EXPIRES November 26, 1994
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, 101 Cumberland Avenue, Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Sina Essary (NAME)	(NAME)	10D11990
5278 Lickton Pike (ADDRESS)	SAME AS NEW OWNER (ADDRESS)	23-64
Goodlettsville, Tennessee 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Cecil E. McMurtry and wife, Yvonne Rita McMurtry

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sina Essary and Elizabeth Ann Essary

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:

A tract of land in the 10th, formerly the 22nd, Civil District of Davidson County, Tennessee, containing 24 acres, more or less, about 10 miles north of the City of Nashville, on the waters of White's Creek and being a part of Lot No. 5 on the plan of the partition of the lands of John Cummings, deceased, described as follows:

Beginning at a hickory tree on a ridge at the northwest corner of the original 64 acre tract conveyed to J. B. True by deed of record in Book 567, page 169, Register's Office for said county; thence along the original north line of said 64 acre tract, south 88 degrees East 1107.5 feet to a post at a corner of a fence, being the northwest corner of the property conveyed to Fred True and wife, by deed from J. B. True, of record in Book 1338, page 388, said Register's Office; thence along Fred True's west line South 7 degrees West 199 feet 3 inches to a fence corner; thence south 81 degrees east 219 feet 3 inches to a point in the center of Lickten Pike; thence along the center of said Pike and along Fred True's west line south 7 degrees west 697.9 feet to a point in the north line of the property conveyed to Mrs. E. M. Galbraith, Sr., by deed of record in Book 1079, page 559, said Register's Office; thence along Mrs. Galbraith's north line, north 80 degrees west 1260 feet to a point in the west line of the original 64 acre tract, Mrs. Galbraith's northwest corner; thence along the west line of the original 64 acre tract, north 1 degree 50 minutes East 747 feet to the point of beginning.

EXPRESSLY EXCEPTED FROM THE ABOVE DESCRIPTION, but which is INCLUDED as a part of said description, is a tract of land conveyed to Charles L. Gray and wife,

CONTINUED

This is improved (X) unimproved ( ) property, known as 5278 Lickton Pike, Goodlettsville, Tennessee 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 hand s this 30th day of August 19 91

Cecil E. McMurtry

Yvonne Rita McMurtry

LEGAL DESCRIPTION CONTINUATION

Bessie W. Gray, by deed dated May 10, 1963, and of record in Book 3538, page 44, Register's Office for said County, which tract contains 2.57 acres more or less, and which reduces this transfer to 21.43 acres, more or less.

Being the same property conveyed to Cecil E. McMurtry and wife,Yvonne Rita McMurtry, by deed from Wilhelmina Exum Gallaher and husband, W. D. Gallaher, of record in Book 4246, page 671,Register's Office for Davidson County, Tennessee.

Included in the above descrption, but expressly excluded therefrom is a tract of land of record in Book 5706, Page 784 conveyed to Russell A. Williams, Jr. and wife, Ruth M. Williams from Cecil E. McMurtry and wife, Yvonne Rita McMurtry.

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Revised McMurtry Subdivision of record in Book 5190, page 369, Register's Office for said County, and described as follows:

BEGINNING at a concrete monument in the westerly margin of Lickton Pike, said point being the southeast corner of the property conveyed to Fred True, et ux, by deed of record in Book 1338, page 338, said Register's Office; thence, with the westerly margin of said Road, South 7 degrees 00 minutes West 284.40 feet to a concrete monument; thence North 83 degrees 00 minutes West 294.65 feet to an iron pin; thence North 7 degrees 00 minutes East 481.30 feet to an iron pin in the southerly boundary of the N.E. Cummings property of record in Book 2151, page 362, said Register's Office; thence with Cummings' southerly boundary South 88 degrees 00 minutes East 100 feet to an iron pin at True's northwest corner; thence with True's boundary, South 7 degrees 00 minutes West 200 feet to an iron pin; South 81 degrees 21 minutes 35 seconds East 195.24 feet to the point of beginning, containing 2.4 acres, more or less.

BOOK 8440 PAGE 759

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cecil E. McMurtry and wife, Yvonne Rita McMurtry

the bargainor, S. U. ____, 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 Madison, Tennessee, this 30th day of August 19 91.

My commission expires November 26, 1994 5-20-92

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

SEP 12 8 53 AM '91

461127



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8440 PAGE 760

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 450000.00
CON TX 1665.00
PRFEE 1.00
WDEED 9.00
TOTAL 1675.00
CHECK 1675.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/12/91 01 08:53 0001 9946

SEP 12 8 53 AM '91

IDENTIFICATION REFERENCE

4.6.1.2.7.

No. 458196