BOOK 8556 PAGE 186

FROM

Elizabeth Roberts
8951 Hester Beasley Road
Nashville, TN 37221

TO

Timothy C. Roberts
8943 Hester Beasley Road
Nashville, TN 37221

PICK-UP

FELIX Z. WILSON III, REGISTER
DAVIDSON COUNTY TN.
FEB 24 11 20 AM '92

IDENTIF. REFERENCE

86282

WARRANTY DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO.:
8943 Hester Beasley Rd. Nashville, TN 37221	8943 Hester Beasley Rd. Nashville, TN 37221	168-00-0 106

THIS INSTRUMENT PREPARED BY:

William P. Griffin, IV
Attorney-at-Law
Suite 301, Realtors Bldg.
306 Gay Street
Nashville, TN 37201

(615) 244-3600

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The Actual Consideration or Value, Whichever is Greater, for this Transfer is $3,500. Elizabeth Roberts
Affiant

Subscribed and sworn to before me, this the 24th day of February, 1992.

Mary Ellen Robertson
Notary Public

My Commission Expires: 11/25/95

NOTARY PUBLIC STATE AT LARGE TN

FOR AND IN CONSIDERATION of the sum of Three Thousand and Five Hundred Dollars ($3,500.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged I, Elizabeth Roberts, an unmarried person, hereinafter called the Grantor have bargained and sold, and by these presents do transfer and convey unto the said Timothy C. Roberts, the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being a tract of land shown on Property Map 168, Assessor's Office, bounded in general by J. C. Howell on the West, James Roberts on the South, the Elizabeth Roberts remainder on the East, and Timothy Roberts on the North, and lying off the West side of Hester Beasley Road, more particularly described as follows:

Commencing at an iron pin on the West side of Hester Beasley Road, said pin being located in the South line of Timothy Roberts (Ref. Deed Book 6909, Page 391, R.O.D.C.); thence leaving the road and with said Roberts' South line, crossing two gravel ingress-egress easements, N 53 deg. 15 min. 56 sec. W 71.51 ft. to an iron pin near a small poplar, the true point of beginning for the herein described tract;

Thence leaving this true point of beginning and with three new lines S 67 deg. 00 min. 05 sec. W 112.25 ft. to an iron pin at a 6 in. dogwood; S 31 deg. 26 min. 44 sec. W 222.84 ft. to an iron pin at a 30 in. red oak; and S 25 deg. 06 min. 59 sec. W 279.46 ft. to an iron pin in the North line of James Roberts (Ref. Deed Book 3869, Page 6, R.O.D.C.); thence with James Roberts' North line N 65 deg. 29 min. 03 sec. W 71.11 ft. to an iron pin on the East side of a fence corner, said pin being James Roberts' Northwest corner in

J. C. Howell's East line, and said pin being located N 06 deg. 00 min. 57 sec. E 111.38 ft. from a reference iron pin in the fence; thence with Howell, running generally with the fence, N 06 deg. 00 min. 57 sec. E 143.66 ft. to a 12 in. hickory; N 13 deg. 56 min. 07 sec. E 103.17 ft. to an 18 in. red oak; N 20 deg. 11 min. 19 sec. E 234.84 ft. to an iron pin at a red oak stump; thence leaving the fence N 29 deg. 26 min. 51 sec. E 165.21 ft. to an iron pin just west of an 8 in. red oak pointer, said pin being located S 29 deg. 26 min. 51 sec. W 137.45 ft. from a reference 36 in. blazed poplar, and said pin being Timothy Roberts' Southwest corner; thence leaving Howell and with Timothy Roberts' South line S 53 deg. 15 min. 56 sec. E 250.45 ft. to the true point of beginning, containing 2.12 acres, more or less, and being part of Deed Book 1635, Page 599, Register's Office according to a survey by Tom Gervais, R.L.S. #1582, 5106 Old Harding Road, Franklin, Tennessee 37064.

Being part of the same property being conveyed to Leslie Roberts and wife Elizabeth Roberts by deed from J. G. Howell and wife Lonie Howell of record in Book 1635, Page 599, Register's Office for said county. Leslie Roberts is deceased.

This is unimproved property, known as Hester Beasley Road, Nashville, TN 37221.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest belonging to the said Grantee, their heirs and assigns, forever.

And, I, the Grantor, do covenant with the said Grantee 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, unless herein set forth:

1992 property taxes, a lien on said property, but not yet due and payable.

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

Witness my hand this 24th day of February, 1992, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Elizabeth Roberts
ELIZABETH ROBERTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

3576 02/24 0101 03CHECK 19.95

Personally appeared before me, Mary Ellen Robertson, a Notary Public in and for said County and State, the within named Elizabeth Roberts the bargainor, with whom I am personally acquainted, and who acknowled that she executed the within instrument for the purposes therein contained.

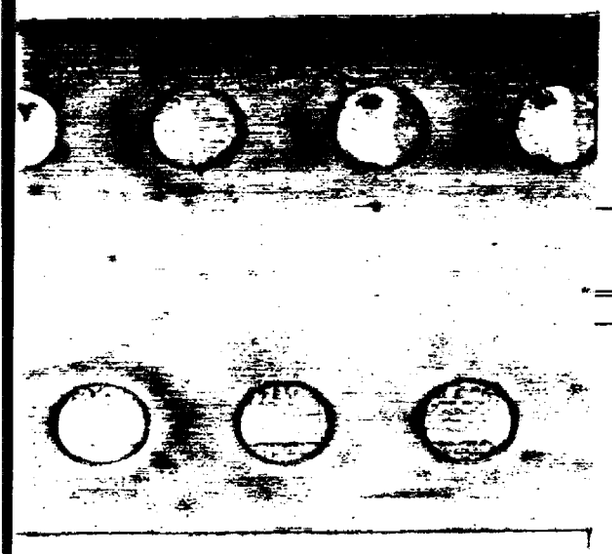
Witness my hand and official seal at Nashville this 24th day of February, 1992.

Mary Ellen Robertson
Notary Public

My Commission Expires: 11/25/95

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

BOOK 8556 PAGE 188



RECEIVED OF _____

FOR _____

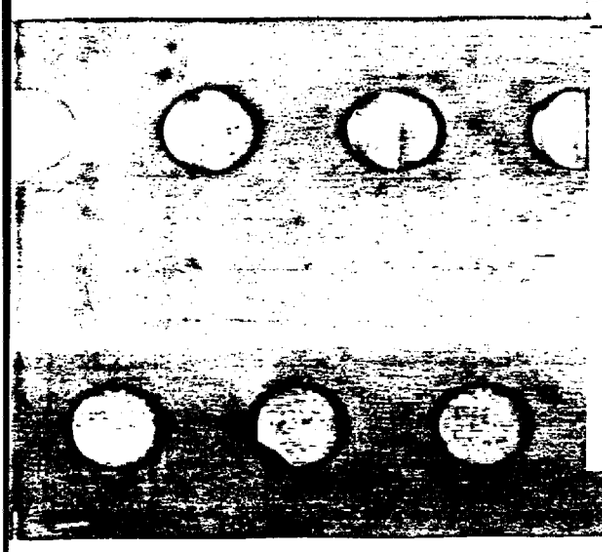
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 3500.00
CON TX 12.95
PRFEE 1.00
WDEED 6.00
TOTAL 19.95
CHECK 19.95

02/24/92 01 11:21 0001 357(

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



86282

IDENTIF. REFERENCE

FEB 24 11 20 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 504114