BOOK 9244 PAGE 476

THIS INSTRUMENT PREPARED BY:
STEWART BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

LONNIE R. HARPER
1969 Tinnin Rd
Goodlettsville Tn 37072

SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:

MAP 43-11, PARCELS 130, 131 132, 133 AND 134

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,800.00.

Lonnie R Harper

AFFIANT

Subscribed and sworn to me, this the 11TH day of JANUARY, 1994.

Denise C. Allis

Notary Public

My commission expires: 5-11-96

DENISE C. ALLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

94 FEB -8 AM 10:15

FELIX ... REGISTER DAVIDSON COUNTY, TN.

PICK-UP

16057 IDENTIFICATION REFERENCE

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, JAMES HUMPHREY AND WIFE, SARAH HUMPHREY, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said LONNIE R. HARPER, hereinafter referred to as GRANTEE, HIS successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as LOTS 130, 131, 132, 133 AND 134, MYATT DRIVE, DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HIS 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 to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEE, HIS successors, heirs and assigns, against the lawful claims of all persons.

JAMES HUMPHREY AND JAMES HUMPHREY, JR. are one and the same person.

WITNESS my hand this 11TH day of JANUARY, 1994.

JAMES HUMPHREY

SARAH HUMPHREY

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES HUMPHREY AND WIFE, SARAH HUMPHREY, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon 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, on this the 11TH day of JANUARY, 1994.

Denise C. Allis
notary public

My commission expires: 5-11-96

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

3722 02/08 0101 03CHECK 145.76

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT "A"

PARCEL ONE:

A certain tract of land located on the southwest corner at the intersection of Dupont Avenue and Myatt Drive, Madison, Davidson County, Tennessee being also known as Lot No. 130 on an unrecorded Plan of Block 1 of Anderson Estates as of record in Book 1130, page 37, Register's Office for Davidson County, Tennessee, and being described according to a survey by Harold F. Moore, Surveyor, dated the 14th day of October, 1976, as follows:

BEGINNING at an iron pin on the southerly margin of Dupont Avenue; thence in an easterly direction along said southerly margin S. 85 deg. 48 min. 40 seconds east 88.23 feet to the point of beginning of a curve to the right with a radius of 25 feet, a distance of 36.05 feet to an iron pin on the westerly margin of Myatt Drive; thence with said westerly margin S 3 Deg. 12 min. East 44.28 feet to an iron pin at the beginning of a curve to the right with a radius of 2,829.82 feet, a distance of 19.24 feet to an iron pin; thence N 81 deg. 10 min. 48 seconds West 121.19 feet to an iron pin; thence N 3 deg. 56 min. East 75 feet to the point of beginning and containing 9,104 square feet more or less.

BEING the same property conveyed to JAMES HUMPHREY and wife, SARAH HUMPHREY from DANNY YOUNG, Trustee, with right of sale without necessity or joinder of beneficiaries as recorded in Book 6128, page 750 said Register's Office Davidson County, Tennessee.

PARCEL TWO:

Lots 131 and 132 located on the west side of Myatt Drive, south of Dupont Street described as follows:

TRACT I.

Being Lot No.19 on the unrecorded Plan of Anderson Estates, Section I, and described as follows:

BEGINNING AT a point in the westerly margin of Myatt Drive, at the common corner of Lots 19 and 20; thence with the margin of said Drive, southerly 50 feet to the common corner of Lots 18 and 19; thence with the line between said Lots, westerly 150 feet to the corner of 18,19, 82 and 83, thence with the line between Lots 19 and 82, northerly 50 feet to the corner of Lots 19, 20, 81 and 82; thence with the line between lots 19 and 20; easterly 150 feet to the point of beginning.

INCLUDED IN TRACT I BUT EXCLUDED for the herein conveyance is the following tract of land, which tract was conveyed to the Metropolitan Government of Nashville & Davidson County, Tennessee by Warranty Deed of record in Book 4355, Page 378 said Register's Office which tract is described as follows:

BEGINNING AT A POINT IN THE PRESENT Westerly right-of-way line of Myatt Drive at the Southeast corner of the Hawkins Lands; thence Westerly along the Southerly line of the Hawkins Lands; 19.95 feet to the new proposed Westerly right-of-way- line of Myatt Drive; thence Northerly along the new proposed right-of-way line of Myatt Drive, 50.2 feet to a point in the Northerly property line of the Hawkins Lands; thence Easterly along the Northerly property line of the Hawkins Lands; 24.65 feet to Hawkins' Northeast corner; the same being in the present Westerly right-of-way line of Myatt Drive; thence Southerly along the present right-of-way line of Myatt Drive, 50 feet to the point of beginning and containing 1115 square feet.

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TRACT II

BEGINNING AT an iron pin in the southerly margin of Dupont Avenue, running thence along the southerly margin of same, south 85° 48' 40" east 88.23 feet to a point in Dupont Avenue at the beginning of a curve; thence around said curve having radius of 25 feet, 36.05 feet to an iron pin in the westerly margin of Myatt Drive; thence with said westerly margin S. 3° 12° East 44.28 feet to an iron pin at the beginning of a curve to the right with a radius of 2829.82 feet, a distance of 19.24 feet to an iron pin; thence No. 81° 10' 48" West 121.19 feet to an iron pin, thence N. 3° 56' East 75 feet to the point of beginning and containing 9,104 square feet more or less.

BEING the same two (2) Tracts of land conveyed to JAMES HUMPHREY AND WIFE SARAH HUMPHREY from THOMAS BAILEY KEELS et ux SARAH HUMPHREY in record Book 6085, Page 152, Register's Office for Davidson County Tennessee.

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PARCEL THREE:

Being Lot #133 located on west side of Myatt Dr. south of Dupont Street, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 of an unrecorded plan in Block 1 of a recorded plan in Book 1130, page 37, R.O.D.C. Tennessee, known as Anderson Estates.

Said Lot begins at a point 154.36 from a monument ofo the northeast corner of Dupont Avenue and Myatt Drive; thence westwardly 150 feet between the common lines of lots 18 and 19 to a point of the common corners of Lots Nos. 18, 19, 82 and 83, thence southwardly 50 feet to the point of the common corners of Lots Nos. 17, 18, 83 and 84; thence eastwardly along the line between Lots Nos. 17 and 19, 150 feet to a point in the westerly margin of Myatt Drive; thence northwardly along same margin 50 feet to the point of beginning.

Being the same property conveyed to James Humphrey and wife, Sarah Humphrey, by Warranty Deed from Billy Edward Matthews and wife, Ruby Matthews, of record in Book 6085, page 156, Register's Office for Davidson County, Tennessee.

PARCEL FOUR:

Land in Davidson County, Tennessee, being a part of Lot No. 17 of an unrecorded plan of Block 1 of a recorded plan in Book 1130, page 37, of the Register's Office for Davidson County, Tennessee, known as the Anderson Estates. s And as further identified and described on the Metropolitan Tax Maps as Map Number 43-11 Parcel 134.

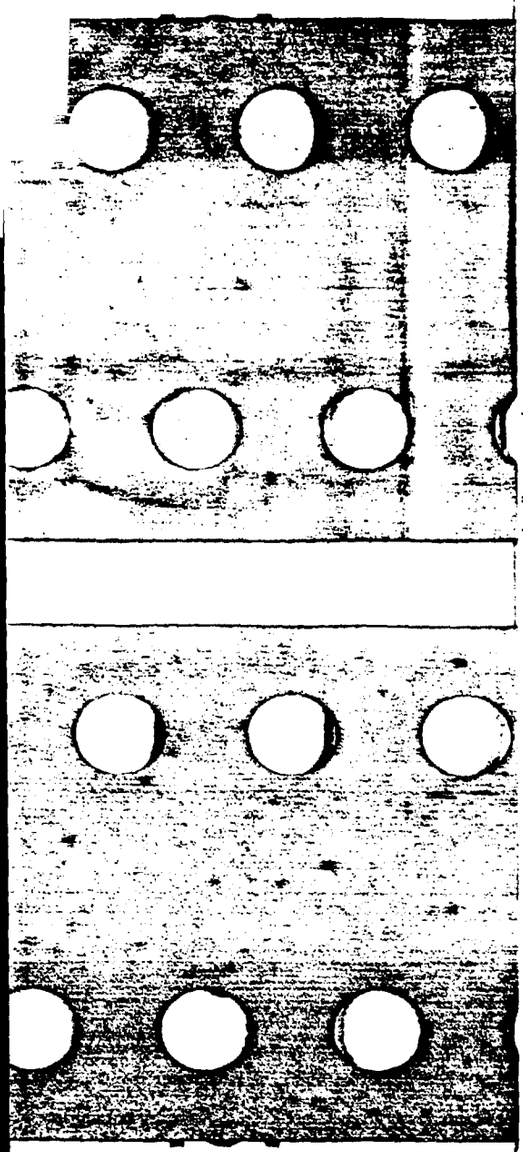
Beinng the same property conveyed to James Humphrey, Jr. and his wife, Sarah Humphrey, by Warranty Deed from Barbara Ann Humphrey Armstrong, of record in Book 6169, page 770, Register's Office for Davidson County, Tennessee.

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EXHIBIT 'B'

1. Real property taxes for 1994 and all future years.

2. Unrecorded easements for roads and utilities, if any.



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

RECEIVED OF _____

FOR _____

BOOK 9244 PAGE 480

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	34800.00
CON TX	128.76
PRFEE	1.00
WDEED	16.00
TOTAL	145.76
CHECK	145.76

02/08/94 01 10:15:0001 3722

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16057
IDENTIF. ↑ REFERENCE

94 FEB -8 AM 10: 15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.754478