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IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY: EAST END TITLE & ESCROW, INC.
405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

WARRANTY DEED

94 MAR 31 AM 11:21

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
MICHAEL R. BUSBY 2533 TINNIN ROAD GOODLETTSVILLE, TN 37070	SAME	P/O MAP 2 PARCEL 21 BOOK 9296 PAGE 303

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, NELLIE FORSYTHE, WIDOW, hereinafter referred to as GRANTOR, does hereby transfer and convey unto MICHAEL R. BUSBY AND WIFE, LEANNE C. BUSBY, hereinafter referred to as GRANTEES, their successors, heirs and assigns, all of my right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Tract 2 according to an unrecorded survey by Ray G. Cole, Surveyor License #924, dated March 11, 1994, as follows:
BEGINNING at an iron pin (old), a corner to Michael R. Busby, the most southeast corner of Nellie Forsythe, and being the most southeast corner of this tract; thence with said Busby and Forsythe, North 79 deg. 48 min. 37 sec. West 177.59 feet to a point in said line; thence with a new line, North 29 deg. 58 min. 33 sec. East 70.86 feet to an iron pin (new); thence continuing with a new line, North 67 deg. 39 min. 32 sec. East 133.82 feet to an iron pin (new) in the line of said Busby and Forsythe; thence with said line, South 06 deg. 12 min. 18 sec. East 144.51 feet to the beginning, containing 0.35 acres, more or less.

BEING a portion of the same property conveyed to Winston Forsythe and wife, Nellie Forsythe, by deed of record in Book 4210, page 197, Register's Office, Davidson County, Tennessee; the said Winston Forsythe having since died, property now vests solely in Nellie Forsythe, widow.

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 I do covenant with the said GRANTEES 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 otherwise herein set out; and I do further covenant and bind myself, my 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 my hand this the 16 day of March, 1994.

Nellie Forsythe
NELLIE FORSYTHE

TAI

STATE OF TENNESSEE:
COUNTY OF Robertson:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NELLIE FORSYTHE, the within named bargainor, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 16th day of March, 1994.

Lori Lodwick
NOTARY PUBLIC

My commission expires: Dec. 9, 1995 (AFFIX SEAL)

STATE OF TENNESSEE:
COUNTY OF ~~DAVIDSON~~: ROBERTSON

The actual consideration, or value, whichever is greater, for this transfer is $ 10.00.

Michael R Burley
AFFIANT

Subscribed and sworn to before me this 16th day of March 1994.

Lori Lodwick
NOTARY PUBLIC

My commission expires: Dec 9 1995

(AFFIX SEAL)

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