BOOK 9808 PG 807

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ [illegible]

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
27th DAY OF September, 95

Notary Public

MY COMMISSION EXPIRES: 5/20/98
(AFFIX SEAL)

Return To: Greater Nashville Title & Closing Company

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY
223 Madison St., S. ~~106~~ 102 Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
DANIA McVICKER	Same as New Owner	Map 25 Part of
(NAME) 466 Moncrief Avenue	(NAME)	Parcel 56 and
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS)	Map 25, Parcel 35
(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, FLORA R. SANES AND HUSBAND, GILMORE M. SANES, JR.
ors

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DANIA McVICKER

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:

SEE ATTACHED EXHIBIT "A"

0105895
IDENTIF. ↑ REFERENCE

95 SEP 28 AM 8:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0062 09/28 0101 03CHECK 549.50

Tract No. I: Rosehill Drive
Tract No. II: Barber Drive

unimproved (XX)
This is improved ( ) property, known as _____ Goodlettsville, TN 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 23rd day of September ~~xx~~ 1995.

Flora R. Sanes

Gilmore M. Sanes, Jr.
ors

BOOK 9808 PG 808

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Flora R. Sanes and husband, Gilmore M. Sanes, Jr.

the 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 Madison, Tennessee, this 23rd day of September, 95.

Commission expires 5/23/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, a 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

Greater Nashville Title and Closing Company
223 Madison St., Suite 106
Madison, TN 37115
(615) 865-1470

WARRANTY DEED

FROM:
FLORA R. SANES AND HUSBAND,
GILMORE M. SANES, JR.

TO:
DANIA McVICKER

EXHIBIT "A"

Two tracts of land in Davidson County, Tennessee, described as follows:

TRACT NO. I:

BEGINNING at an iron rod in the line of Ray Medlin, Deed Book 1878, Page 87, Register's Office for Davidson County, Tennessee, said point being the northwest corner of the herein described tract; thence with said line, South 87 degrees 49 minutes 12 seconds East 485.50 feet to an iron rod in the line of the Franklin Heights Subdivision, Phase 1, Section 2, of record in Plat Book 6900, Page 856, Register's Office for Davidson County, Tennessee, said point being the northwest corner of J. D. Peay, Deed Book 739, Page 254, said Register's Office, and also being the northeast corner of the herein described tract; thence with said line South 04 degrees 38 minutes 03 seconds West 640.12 feet to an iron rod; thence South 04 degrees 06 minutes 40 seconds West 576.83 feet to an iron rod at a fence corner; thence with said fence line, South 84 degrees 04 minutes 46 seconds West 484.17 feet to an iron rod at a fence corner, said point being in the line of Flora R. Sanes, Deed Book 7857, Page 598, said Register's Office, and also being the southwest corner of the herein described tract; thence with said line and a fence, North 04 degrees 46 minutes 23 seconds East 303.64 feet to an iron rod; thence North 03 degrees 45 minutes 13 seconds East 981.30 feet to the point of beginning, containing 13.7 acres, more or less, and described according to a survey by R. L. Montoya, Land Surveying, Inc., dated 9/18/95.

Being part of the same property conveyed to Gilmore M. Sanes, Jr. and wife, Flora R. Sanes by deed from Rayford E. Busby and wife, Ruth F. Busby of record in Book 5425, Page 764 and further conveyed to Flora R. Sanes by Quitclaim Deed from Gilmore M. Sanes, Jr. by Quitclaim Deed of record in Book 7857, Page 602, Register's Office for Davidson County, Tennessee.

TRACT NO. II:

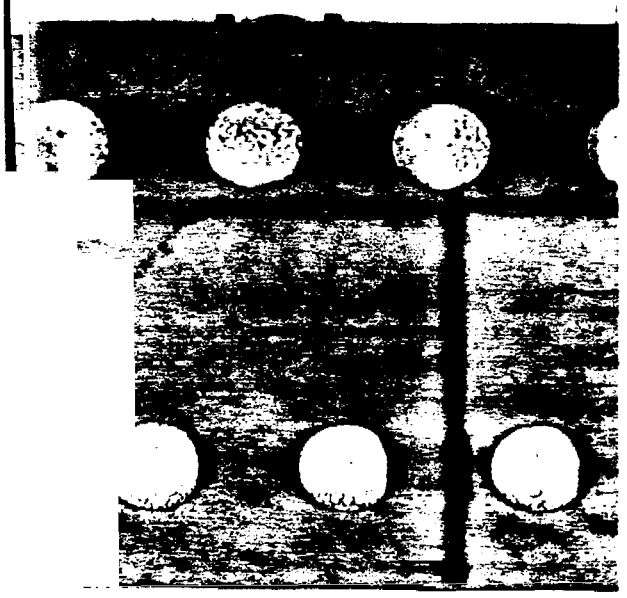
BEGINNING at the southeast corner of the Charles Freeman and Virgil Ray property of record in Book 4751, Page 640, Register's Office for Davidson County, Tennessee, at the centerline of the terminus of Barber Drive; thence with the easterly margin of the Freeman and Ray property, N. 13 deg. 20' West, a distance of 925.37 feet to a point; thence N. 34 deg. 23' West a distance of 62.52 feet to a point in the southerly margin of the A. W. Groce property of record in Book 2299, Page 77, said Register's Office; thence with the Groce south line, North 46 deg. 57' East, a distance of 625.68 feet to a point in the westerly margin of the Rayford E. Busby property of record in Book 3405, Page 296; thence with Busby's westerly line, S. 02' 28' West, a distance of 1,358.36 feet to a point in the northerly margin of Ranchwood Estates, Section 3, of record in Book 3300, Page 59, said Register's Office; thence with the same, S. 81 deg. 40' West, a distance of 151.78 feet to the point of beginning, as described according to a survey by Ernest Medlin, dated November 11, 1976.

Being the same property conveyed to Gilmore M. Sanes, Jr. and wife, Flora R. Sanes by Installment Deed from A. W. Groce and wife, Rosine C. Groce of record in Book 5121, Page 168, Register's Office for Davidson County, Tennessee and further conveyed to Flora R. Sanes by Quitclaim Deed from Gilmore M. Sanes, Jr. of record in Book 7857, Page 598, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO A TVA EASEMENT OF RECORD IN BOOK 1163, PAGE 403, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND SUBJECT TO AN EASEMENT FOR RIGHT OF WAY OF RECORD IN MINUTE BOOK Z, PAGE 744, COUNTY COURT FOR DAVIDSON COUNTY, TENNESSEE; AND SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AS SET OUT IN DEED OF RECORD IN BOOK 5121, PAGE 168, SAID REGISTER'S OFFICE; AND SUBJECT TO AN EASEMENT TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, acting by and through the Electric Power Board of said Government being a permanent easement for an overhang line as more particularly set forth by Easement of record in Book 6095, Page 135, said Register's Office and SUBJECT TO THE RIGHT-OF-WAY OF BARBER DRIVE.

BY ACCEPTANCE OF THIS WARRANTY DEED, THE GRANTEE HEREIN ACKNOWLEDGES AND AGREES THAT THE EASEMENT AS SET FORTH IN DEED OF RECORD IN BOOK 5016, PAGE 856, SAID REGISTER'S OFFICE IS HEREBY ABANDONED AS IT RELATES TO INGRESS AND EGRESS TO TRACT NO. I DESCRIBED ABOVE WHICH TRACT IS A PART OF THE 14.86 ACRE TRACT REFERRED TO IN GRANT OF SAID EASEMENT.

GRANTEE:



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

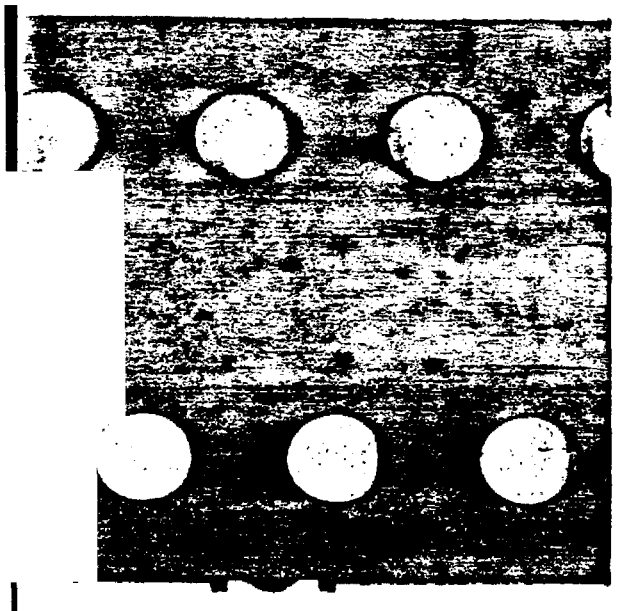
RECEIVED OF _____

FOR _____

BOOK 9808 PG 810

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
145000.00
CON TX 536.50
PRFEE 1.00
WDEED 12.00
TOTAL 549.50
CHECK 549.50

09/28/95 01 00132 0001 0062

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0105895
IDENTIF. ↑ REFERENCE

95 SEP 28 AM 8:32

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 958867