BOOK 9820 PG 259

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Carl D Minchey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF October 19 95

Carolyn Adams
Notary Public

MY COMMISSION EXPIRES: 5/28/96
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CARL MINCHEY (NAME)	SAME (NAME)	MAP 53 16
608 Emily Dr. (ADDRESS)	(ADDRESS)	PARCELS 124
Goodlettsville TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	AND 51

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, DEVISEES OF MABEL C. ERICKSON being HAZEL GREGORY HILL, MILDRED GREGORY BAKER AND WILLIAM ARTHUR GREGORY

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

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:

TRACT ONE:
Land in Davidson County, Tennessee, being part of Lot No. 20 of Section 2 of the Life and Casualty Insurance Company's Subdivision of the Dabbs and Elliott property as of record in Book 843, page 56, said Register's Office.

BEGINNING at a point in the northeasterly margin of the Old Hickory Boulevard, the common corner of Lots Nos. 19 and 20; thence with the northeasterly margin of said Boulevard, North 48 deg. 29' West 171 feet, more or less, to the southerly margin of a 50-foot private roadway as created in the deed from Mrs. Marie B. Stilwell to Dow Wallace and wife, of record in Book 919, page 274, said Register's Office; thence along the margin of said roadway, North 41 deg. 31' East 200 feet to a point in the southwesterly line of the property conveyed to Laura B. Cassety by deed from Mrs. Marie B. Stilwell, of record in Book 946, page 128, said Register's Office; thence with Cassety's line, South 48 deg. 29' 171 feet, more or less to the common line between Lots Nos. 19 and 20; thence with said line, South 41 deg. 31 West 200 feet to the point of beginning.

INCLUDED in the above described property but EXPRESSLY EXCLUDED therefrom is that portion having been conveyed to Margaret Louise Chambers by deed of record in Book 4085, page 276, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 20 of Section 2 of the Life and Casualty Insurance Company's Subdivision of the Dabbs and Elliott property as of record in Book 843, page 56, said Register's Office.
BEGINNING at a point in the northeasterly margin of Old Hickory Boulevard, the

CONTINUED ON EXHIBIT "A" ATTACHED HERETO

unimproved ( )
This is improved (X) property, known as 101 IRIS, OLD HICKORY, TN
(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 ~~my~~ our hand s this 4th day of October 19 95

Hazel Gregory Hill
HAZEL GREGORY HILL

Mildred Gregory Baker
MILDRED GREGORY BAKER

William Arthur Gregory
WILLIAM ARTHUR GREGORY

STATE OF TENNESSEE

BOOK 9820 PG 260

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HAZEL GREGORY HILL, MILDRED GREGORY BAKER, AND WILLIAM ARTHUR GREGORY

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~she~~ they executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 4th day of October, 19 95.

Commission expires 11/20/96

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, 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

EXHIBIT "A"
LEGAL DESCRIPTION CONTINUATION

common corner of Lots 19 and 20; thence with the northeasterly margin of said Boulevard North 48 deg. 29' W 91 feet to a point; thence S 41 deg. 31 min. West 130 feet to a point; thence N 48 deg. 29 min. West 80 feet to a point; thence 41 deg. 31 min. E 70 feet to a point; thence with Cassety's line S 48 deg. 29 min. E to a point for a distance of 171 feet; thence between the common line between Lots 19 and 20, S 41 deg. 31 W 200 feet to the point of beginning.

TRACT TWO:
Land in Davidson County, Tennessee, being part of Lot No. 20 of Section 2 of the Life and Casualty Insurance Company's Subdivision of the Dabbs and Elliott property as of record in Book 843, page 56, said Register's Office.

BEGINNING at a point in the northeasterly margin of Old Hickory Boulevard, the common corner of Lots 19 and 20; thence with the northeasterly margin of said Boulevard North 48 deg. 29' W 91 feet to a point; thence S 41 deg. 31 min. West 130 feet to a point; thence N 48 deg. 29 min. West 80 feet to a point; thence 41 deg. 31 min. E 70 feet to a point; thence with Cassety's line S 48 deg. 29 min. E to a point for a distance of 171 feet; thence between the common line between Lots 19 and 20, S 41 deg. 31 W 200 feet to the point of beginning.

INCLUDED in the above described TRACTS NO. ONE AND TWO but EXPRESSLY EXCLUDED therefrom are those certain Right of Way Deeds for Highway Purposes granted to the State of Tennessee of record in Book 5282, page 951, Book 5283, page 226, Book 5393, page 613, and Book 5393, page 615, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to MABEL C. ERICKSON by deed of record in Book 4974, page 881, Register's Office for Davidson County, Tennessee; the said Mabel C. Erickson having since died and pursuant to her Last Will & Testament, the property was devised to her mother, Vera Mae Van Cleave. Vera Mae Van Cleave disclaimed the bequest to her nieces and nephews, namely: HAZEL GREGORY HILL, MILDRED GREGORY BAKER, AND WILLIAM ARTHUR GREGORY, all pursuant to Probate Court of Davidson County, Tennessee, Docket No. 98867.

This is not the principal residence of the Grantors.

Hazel Gregory Hill
HAZEL GREGORY HILL

Mildred Gregory Baker
MILDRED GREGORY BAKER

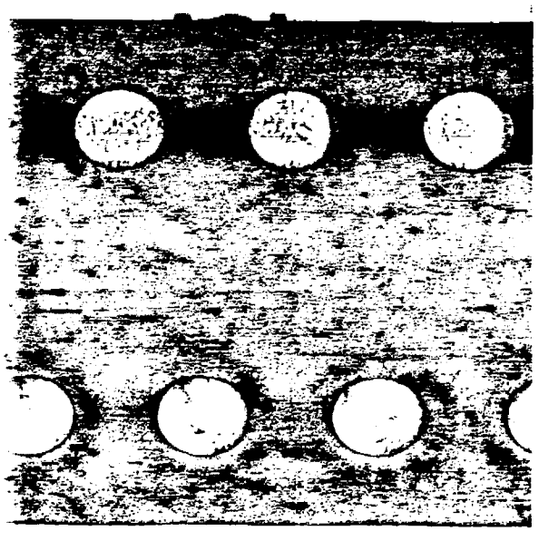
William Arthur Gregory
WILLIAM ARTHUR GREGORY

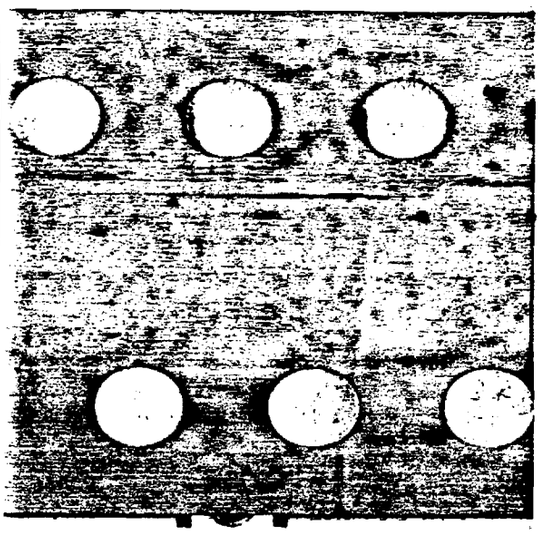
0109371
IDENTIFICATION REFERENCE

95 OCT -6 AM 9:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

37.00 10/06 3101 03CHECK 198.00





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

RECEIVED OF _____

FOR _____

BOOK 9820 PG 262

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 50000.00
CON TX 185.00
PRFEE 1.00
TDEED 12.00
ERR CO
TDEED 12.00-
WDEED 12.00
TOTAL 198.00
CHECK 198.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/06/95 01 09:37 0001 3748

0109371
IDENTIF. ↑ REFERENCE

95 OCT -6 AM 9:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 962520