47

BOOK 10332 PG 757

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 63,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF January, 19 97

_____
Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

NICKIE R. RODGERS NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & ASSOCIATES, INC., 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael W. Erdelyan (NAME)	same as new owner (NAME)	MAP 44-15
13 Jones Circle (ADDRESS)	13 Jones Circle (ADDRESS)	PARCEL 121
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	4D-35260

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, Estate of Eva Byrd McCauley, Deceased, Wayne McCauley, Executor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael W. Erdelyan and wife, Belinda Erdelyan

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:

LAND in the Fourth Civil District of Davidson County, Tennessee, described as follows, to-wit:

BEING Part of Lot No. 6, Section D, Village of Old Hickory, as shown on plan recorded July 16, 1948, Book 1424, Page 65, in Register's Office for Davidson County, Tennessee, more particularly described as follows:
BEGINNING with an iron pin at the northeast corner of Lot No. 6, Section "D" and running thence the following courses and distances: (1) South 0° 47' West 85.9 feet to an iron pin; thence (2) North 89° 15' West 110.0 feet to an iron pin; thence (3) North 0° 47' East 86.0 feet to an iron pin; thence (4) South 89° 15' East 110.0 feet to an iron pin and the point of beginning, containing 0.22 acres, more or less;

Being the same property conveyed to Robert N. McCauley and Eva B. McCauley, his wife by deed from E. I. du Pont de Nemours and Company, of record in Book 1972, Page 300, Register's Office for said County. The said Robert N. McCauley having predeceased Eva B. McCauley. Pursuant to the Last Will and Testament of Eva Byrd McCauley (being the same person as Eva B. McCauley), or record in Will Book 210-217, Probate Court of Davidson County, Tennessee, Wayne McCauley was named Executor and empowered to convey subject property.

This is unimproved ( ) improved (X) property, known as 904 Hadley Avenue, Old Hickory, TN 37138
(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 hand this 23rd day of January 19 97

Estate of Eva Byrd McCauley
By: _____
Wayne McCauley, Executor

_____

BOOK 10332 PG 758

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wayne McCauley, Executor for the Estate of Eva Byrd McCauley Deceased

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 Goodlettsville, Tennessee, this 23rd day of January, 19 97.

Commission expires 11-27-99

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_____.

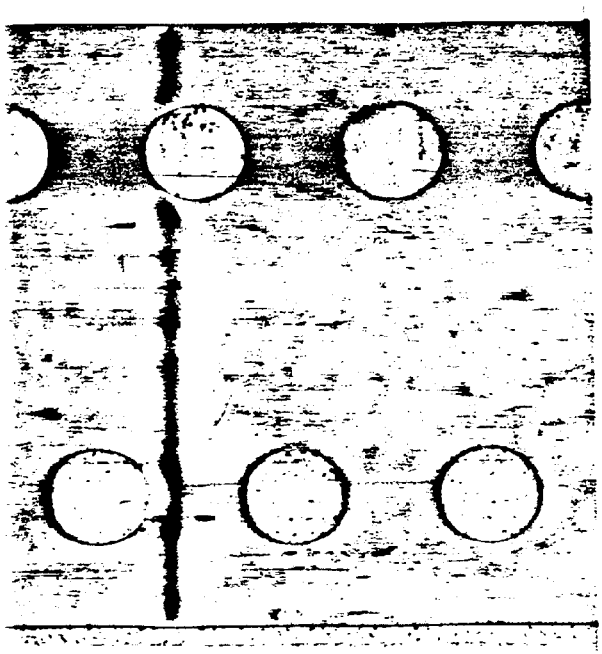
My commission expires _____

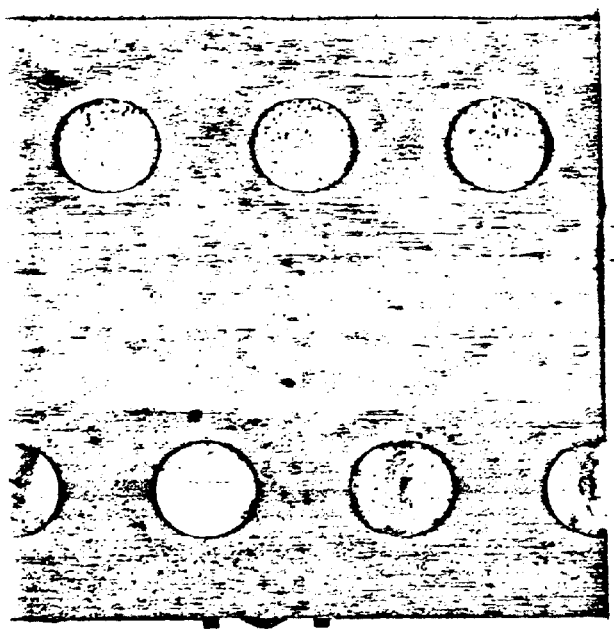
Notary Public

02681411
IDENTIF. ← REFERENCE

97 JAN 30 AM 9:05
DAVIDSON COUNTY, TN.

9108 01/30 0101 03CHECK 242.10





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10332 PG 759

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	63000.00
			CON TX	233.10
			PRFEE	1.00
			WDEED	8.00
			TOTAL	242.10
			CHECK	242.10
01/30/97	01		09:04 0001	9108

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02681141
IDENTIF. ↑ REFERENCE

97 JAN 30 AM 9:05
DAVIDSON COUNTY, TN.

No. 1111571