BOOK 10394 PG 130

WARRANTY DEED

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$405,500.00**

Elton DeMoss
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MARCH, 1997.

NOTARY PUBLIC AT LARGE

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY: Richard R. Hedgepath, Attorney
4800 Charlotte Ave.
Nashville, TN 37209

NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 22, 1997

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARC.
Leo Elton DeMoss	Same	Tract 1: Map 102-13 Parcel 3.02
7221 Indian Creek Rd.		Tract 2: Map 102-13 Parcel 3
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JOE H. DeGRAFFENREID** AND WIFE, **JOYCE FAYE DeGRAFFENREID**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LEO ELTON DeMOSS**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT NO. 1:

LAND in the 8th Civil District of Davidson County, Tennessee on the east side of Charlotte Pike of U.S. Highway North, about 3 miles from West Nashville and being a portion in the subdivision of a 4.97 acre tract conveyed from A. Brown Davidson and others to W. J. Stephens on the 19th day of May, 1927, recorded in Book 770, Page 492, Register's Office for Davidson County, Tennessee. Surveyed as follows by S. H. Hutchinson the 11th day of February, 1954, and by A & A Engineers, Inc., dated April 16, 1979 as follows:

BEGINNING at a point in the southeasterly margin of Charlotte Pike at the northwesterly corner of the Joe H. DeGraffenreid property; thence with the southeasterly margin of Charlotte Pike around a curve to the right having a radius of 1392.42 ft. south 45 deg. 14 min. 48 sec. west 249.29 ft. to a point; thence south 0 deg. 45 min. 07 sec. west 247.66 ft. to a point; thence north 67 deg. 16 min. 14 sec. west 193.07 ft. to the point of beginning.

TRACT NO. 2:

LAND in the 8th Civil District of Davidson County, Tennessee, described according to a survey of A & A Engineers, Inc., George Anton, dated April 23, 1974, and February 28, 1976, described as follows:

BEGINNING at a concrete monument located in the eastern right-of-way margin of Charlotte Pike being the northwestern corner of the Hugh Fisk property of record in Book 4396, Page 26, and the southwestern corner of the Joe H. DeGraffenreid, Jr., property; thence with said right-of-way north 33 deg. 57 min. 34 sec. east 287.41 ft. to an iron pin; thence south 70 deg. 43 min. 20 sec. east 193.07 ft. to an iron pin in the William Siegrist property; thence south 0 deg. 45 min. 07 sec. west 325.32 ft. to an iron pin; thence north 63 deg. 01 min. 06 sec. west 373.88 ft. to the point of beginning containing 2.02 acres, more or less.

Being the same property conveyed to Joe H. DeGraffenreid and wife, Joyce Faye DeGraffenreid by deed from James E. Daniels and wife, Annie Daniels by deed of record in Book 8471, Page 248, Register's Office for Davidson County, Tennessee.

This conveyance is subject to an easement granted Metropolitan Government of Nashville, Davidson County, Tennessee by James E. Daniels, et ux for sanitary sewers and/or storm drainage of record in Book 6861, Page 915, said Register's Office. In which 2 sewer taps were granted to the Grantees and their assigns, said taps not to exceed 6 inches. Grantors hereby transfer and convey to Grantees any and all right, title and interest they have in and to said two sewer taps.

The above description is the same as in the previous deed of record.

THIS PROPERTY AND THE IMPROVEMENTS THEREON ARE SOLD "AS IS," THAT IS WITHOUT WARRANTY OF CONDITION.

7109 - 7111 Charlotte Pike, Nashville, TN 37209
(House Number) (Street) (City) (State) (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 GRANTEE, his heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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 hands this 19th day of March, 1997.

JOE H. DeGRAFFENREID - SELLER

JOYCE FAYE DeGRAFFENREID - SELLER

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 **Joe H. DeGraffenreid** and wife, **Joyce Faye DeGraffenreid**, the bargainors, 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.

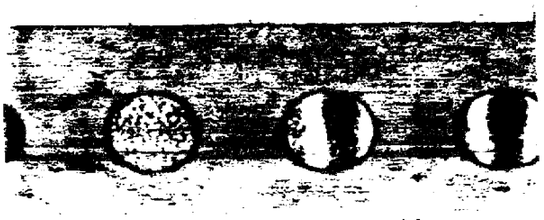
Witness my hand and official seal at Nashville, Tennessee, this 19th day of March, 1997.

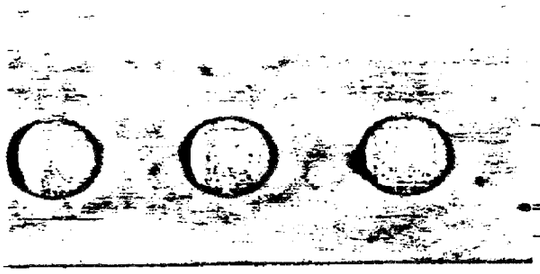
NOTARY PUBLIC

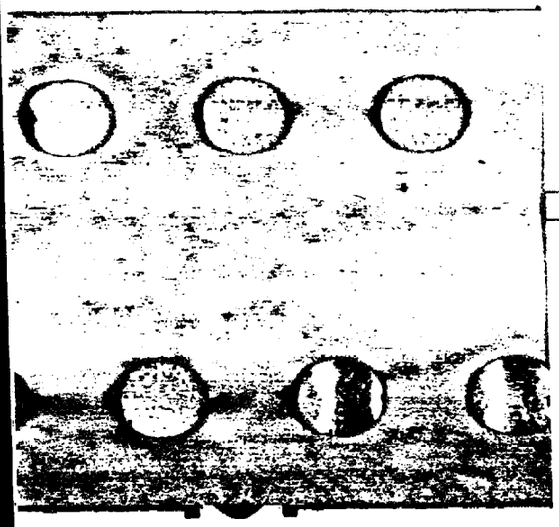
My commission expires: 11/22/97

BELINDA C. DAVIDSON NOTARY PUBLIC AT LARGE TENNESSEE

0287887
IDENTIF. REFERENCE
PICK-UP
97 MAR 21 PM 1:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.







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

RECEIVED OF _____

FOR _____

BOOK 10394 PG 132

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
			CANT	
				405500.00
			CON TX	1500.35
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1509.35
			CHECK	1509.35
03/27/97	01		13:12 0001	2341

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. # REFERENCE 0287887

97 MAR 27 PM 1:09

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1132626