BOOK 10729 PG 913

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,000.00

Nathan Wall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF December 19 97

AARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Aaron Adams
Notary Public

MY COMMISSION EXPIRES: January 24, 1998
(AFFIX SEAL)

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
Nathan Wall	Same	PART OF
(NAME)	(NAME)	
P. O. Box 278		MAP 24-00
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		PARCEL 20.00
(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, T. E. Bradbury, Jr. and Joyce Bradbury Morgan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nathan Wall and wife, Patricia Wall

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 Davidson County, Tennessee, known as Tract No. 3 of the T. E. Bradbury, Jr, and Joyce Bradbury Morgan property, described according to an unrecorded survey by Ray G. Cole, Registered Land Surveyor, License No. 924, dated November 12, 1997, and revised December 3, 1997, as follows, to-wit:

BEGINNING at an iron pin found in the northerly margin of Shaw Road, a corner to Martha L. Morgan property of record in Deed Book 6992, page 284, R.O.D.C.T., and being the most southeast corner of this tract; thence with said road, North 82 deg. 04' 29" West 107.72 feet to an iron pin found in the margin of said Shaw Road, a corner to Monroe Andrew Paul property of record in Deed Book 9539, page 76; thence North 00 deg. 42' 00" West, 525.47 feet to an iron pin found, a corner to said Paul; thence North 82 deg. 38' 26" West, 335.62 feet to an iron pin found, a corner to said paul; thence South 00 deg. 46' 18" East 524.25 feet to an iron pin found, a corner to said Paul and in the line of Nathan Wall; thence with said Wall for the next four calls as follows: North 82 deg. 17' 58" West for a distance of 1144.09 feet to an iron pin found, a corner to said Wall; thence North 84 deg. 12' 23" West, 88.76 feet to a large twin Maple tree; thence North 14 deg. 47' 00" East 420.24 feet to an iron pin found; thence North 69 deg. 45' 53" East, 707.72 feet to an iron pin found, a corner to said Wall and in the line of James D. Scott, Jr. of record in Deed Book 7151, page 699, R.O.D.C.T.; thence South 66 deg. 24' 22" East 90.06 feet to an iron pin found, a corner to said Scott; thence North 56 deg. 29' 41" East 467.96 feet to an iron pin set in the line of said Scott, a corner to Tract 2 this survey; thence South 45 deg. 04' 12" East 669.55 feet to an iron pin found, a corner to Tract 2, and a corner to said Morgan; thence South 00 deg. 29' 09" East 630.56 feet to the point of beginning.

CONTINUED

unimproved (X)
This is improved ( ) property, known as Tract 3 Shaw Road, 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 18th day of December 19 97

T. E. Bradbury, Jr.

Nathan Wall

Joyce Bradbury Morgan
Joyce Bradbury Morgan

LEGAL DESCRIPTION CONTINUATION

Being a portion of the same property conveyed to T. E. Bradbury, Jr., and Joyce Bradbury Morgan, by Deed of record in Book 4620, page 869, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantors.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING RESTRICTIVE CONVENANCES:

1. No single wide or double wide mobile homes permitted. Modular home with brick or stone to grade shall be permitted.

2. All homes must be brick or stone to grade.

3. All residential structures shall have a minimum of 1100 square feet of living area excluding garage and breeze ways.

T. E. Bradbury, Jr.

Nathan Wall

Joyce Bradbury Morgan

Joyce Bradbury Morgan

97 DEC 22 AM 9:03

0382583

IDENTIFICATION REFERENCE

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 T. E. Bradbury, Jr. and Joyce Bradbury Morgan and Nathan Wall

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 18th day of December 19 97.

Commission expires January 24, 1998

Aaron Adams
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

AARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

3896 12/22 0101 03CHECK 260.90

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10729 PG 916

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 67000.00
CON TX 247.90
PRFEE 1.00
WDEED 12.00
TOTAL 260.90
CHECK 260.90

12/22/97 01 09:02 0001 3896

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0382583
IDENTIFICATION REFERENCE

97 DEC 22 AM 9:03
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1234623