PREPARED BY:
James L. Smith, Attorney
140 North Main Street
Goodlettsville, TN 37072

BOOK 5270 PAGE 699

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald L. Lanius, et ux (NAME)	SAME (NAME)	18 - 44
223 South Main St / (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tn. 37072 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00)----------
----------*DOLLARS*
cash in hand paid by Donald L. Lanius and wife, Janet W. Lanius, and other good and valuable considerations, the receipt of which is hereby acknowledged,

we, Lee J. Vecchione and wife, Theora S. Vecchione,
have bargained and sold, and by these presents do transfer and convey unto
the said Donald L. Lanius and wife, Janet W. Lanius, their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land located in the 10th Civil District of Davidson County, Tennessee, containing 14.1467 acres, more or less, and described according to an unrecorded survey by Stanford & Associates, Inc., dated March 14, 1978, as follows:

Beginning an an iron pin corner in the North R.O.W. of the New Brick Church Pike, said point being 82', more or less, East of Moncrief Avenue; thence along an old fence line N 17° 51' 36" E 282.99' to an iron pin corner; thence continuing along a line common to the L. J. Vecchione property N 10° 52' 30" W 298.37' to an iron pin corner; thence N 89° 52' 10" W 346.02' to an iron pin corner; thence along a fence line with the following calls: N 3° 10' 39" W 45.93' to an iron pin corner; thence N 55° 34' 47" W 59.61' to an iron pin corner; thence N 57° 03' 35" W 153.76' to an iron pin corner; thence N 41° 55' 46" W 40.26' to an iron pin corner; thence N 31° 49' 19" W 121.90' to an iron pin corner; thence N 4° 52' 24" W 97.36' to an iron pin corner; thence N 7° 05' 16" E 87.11' to an iron pin corner common to a 16.1533 acres, more or less, tract of land; thence with a line common to said tract S 87° 22' 22" E 1020.77' to an iron pin corner in the South R.O.W. of Vecchione Drive, also being the end of said Drive; thence along a line common to Mansker Heights Subdivision and Burton Heights Subdivision, S 3° 54' 56" W 1018.34' to an iron pin corner in the North R.O.W. of New Brick Church Pike; thence along said R.O.W. with a curve to the right having a radius of 722.869' a distance of 162.08' to an iron pin corner; thence N 84° 06' 44" W 204.54' passing a pumping station on the North, to the point of beginning, including but excluding a 0.03 acres, more or less,

(OVER)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
The actual consideration or value whichever is greater, for this transfer is $ 42,440.00
Subscribed and sworn to before me, this the 7th day of April 19 78
Affiant
My commission expires: 4-12-78 (Affix Seal)
Notary Public

(CONTINUED)
tract for a pumping station site as recorded in Book 4477, page 658, and being 317.50' along the R.O.W. of New Brick Church Pike from the Southeast corner of the above described property, to the Southeast corner of said pumping station site fronting 25' on said R.O.W. by 50' in depth.

Being a portion of the same property conveyed to Lee J. Vecchione by deed from Louise Jarvis Vecchione, of record in Book 4861, page 313, Register's Office for Davidson County, Tennessee, with the said Louise Jarvis Vecchione having since died.

unimproved (X)
This is improved ( ) property, known as 14.1467 Acres New Brick Church Pike, being a portion of the L.J. Vecchione property
(House Number) (Street) P. O. Address: Gallatin (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Donald L. Lanius and wife, Janet W. Lanius, their *heirs and assigns, forever.*

And we *do covenant with the said* Donald L. Lanius and wife, Janet W. Lanius, their *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.*

And we, Lee J. Vecchione and wife, Theora S. Vecchione, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Donald L. Lanius and wife, Janet W. Lanius, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hand* s *this* 22nd *day of* March, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Lee J. Vecchione

Theora S. Vecchione

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, C. W. Phipps, *a Notary Public in and for said County and State, the within named* Lee J. Vecchione and wife, Theora S. Vecchione,

*the bargainor*s, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Goodlettsville, *Tennessee, this* 22nd *day of* March, *19* 78.

C. W. Phipps, Jr., *Notary Public.*

Commission Expires My Commission Expires JANUARY 18, 1982

W. PHIPPS JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that*.....
executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., *this*.....
day of....., *19*.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*....., *with whom I am personally acquainted, and who, upon oath, acknowledged*.....*self to be*..... .....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by*.....*self as*.....

Witness my hand and seal, at office in.....,
this.....*day of*....., *19*.....

.....
Notary Public

Commission Expires.....

Mun. Bank of Hendersonville
Hendersonville, Tn. 37075

WARRANTY DEED

FROM

LEE J. VECCHIONE, ET UX

TO

DONALD L. LANIUS, ET UX

E5886 10

IDENTIF. REFERENCE

APR 7 11 42 AM '78

SUMNER COUNTY, TENN.
REGISTER'S OFFICE

APR-7B CONV 42,440.00
APR-7B STAX B* 110.24
APR-7B PRFEE B* .50
APR-7B N'DEED B* 8.00 * 118.74

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Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS