This instrument prepared by: Ronald B. Buchanan, Attorney at Law,
223 Madison Street, Madison, Tennessee 37115

WARRANTY DEED

BOOK 5298 PAGE 326

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
VANCO, INC. (NAME:)	Same (NAME:)	M-25-P-64
6263 Poplar Ave., Suite 1134 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Memphis, Tn. 38138 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------TEN AND 00/100----------
----------($10.00)---------- *DOLLARS*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

FRANK R. TINNON AND WIFE, SARA WADE TINNON; and W. C. MONCRIEF, JR. AND WIFE, JACQUELYNE R. MONCRIEF, hereinafter referred to as Grantors,

have bargained and sold, and by these presents do transfer and convey unto the said VANCO, INC., a Tennessee corporation, hereinafter referred to as Grantee, its successors, *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, being Tract No. 1 according to an unrecorded survey by Marshall H. Ragan, License No. 332, dated February 14, 1978, described as follows:
Beginning at an iron pin on the westerly margin of Dickerson Pike, said point being South 19° 32' 00" West 270.00 feet from the southeast corner of the C. H. Ellis Property as recorded in Book 1583, page 125, Register's Office for Davidson County, Tennessee; thence North 70° 28' 00" West 294.30 feet to an iron pin; thence North 23° 02' 55" West 156.22 feet to an iron pin; thence North 19° 32' 00" East 139.18 feet to an iron pin; thence South 72° 43' 41" East 441.08 feet along a fence to an iron pin on the westerly margin of Dickerson Pike; thence along said westerly margin of Dickerson Pike South 19° 32' 00" West 270.00 feet to the point of beginning, containing 2.27 acres, more or less.

Being a portion of the same property conveyed to Frank R. Tinnon and W. C. Moncrief, Jr., by deed from Carolyn Cartwright Hite and husband, Durand B. Hite, of record in Book 4569, page 363, Register's Office for Davidson County, Tennessee.

Sara Wade Tinnon and Jacquelyne R. Moncrief join in this conveyance for the purpose of conveying any right, title or interest in and to said property which they may have, marital or otherwise.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $40.000.00

Subscribed and sworn to before me, this the 25 day of May 19 78

Homer E. Vance
Affiant

My commission expires: Dec. 5, 1978
(Affix Seal)

Notary Public

E 7.1003

IDENTIF. REFERENCE

JUN 14 9 53 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN 14 78	CONV	40,000.00		
JUN 14 78 S'TAX			B* 104.00	
JUN 14 78 PR'FEE			B* .50	
JUN 14 78	W'DEED		B* 6.00	* 110.50

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (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 Grantee, its successors, *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.*

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, its successors, *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 25th *day of* May, *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.*

Jacqueline R. Maccini

Lucie Frank Timmons

Frank R. Timmons

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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 FRANK R. TINNON AND WIFE, SARA WADE TINNON: and W. C. MONCRIEF, JR., AND WIFE, JACQUELYNE R. MONCRIEF

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 Madison, Tennessee, this 25 day of May, 1978.

Homer E. Shaw, Notary Public

Commission Expires Nov-16-1980

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.....