This instrument prepared by: Homer K. Ayers, Attorney at Law,
223 Madison Street, Madison, Tennessee 37115

WARRANTY DEED BOOK 5325 PAGE 161

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES W. HYMER, ET UX	Same (NAME:)	Map -18
446 BRICK CHURCH PK		Parcel -70
506 TWINS DRIVE (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASH TN 37207 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

GOOD TN 37072

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,

PAUL W. FRANKLIN AND WIFE, CLARA C. FRANKLIN, hereinafter referred to as Grantors,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES W. HYMER AND WIFE, VIRGINIA A. HYMER, hereinafter referred to as 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 10th Civil District of Davidson County, Tennessee, being Tract No. 1 on an unrecorded survey by Harold H. Cole dated July 31, 1974, and more particularly described as follows:
Beginning at the northeast corner of Tract No. 1, being the same northeast corner of a tract of land conveyed by C. Morris Peeples, et ux, and described per deed of record in Book 4752, page 865, said Register's Office, said point being in the southerly margin of Brick Church Pike; thence S 17° 38' W 83.00 feet to a point; thence S 35° 28' W 149.81 feet to a point; thence S 42° 45' W 85.70 feet to a point; thence S 52° 15' W 147.00 feet to a point; thence S 46° 45' W 142.76 feet to a point; thence S 43° 30' W 659.18 feet to a point; thence S 53° 24' E 12.50 feet to a point; thence S 45° 00' E 557.47 feet to a point; thence N 54° 18' W 93.30 feet to a point; thence S 64° 15' W 1021.56 feet to a point; thence N 8° 13' W 525.65 feet to a point; thence N 78° 15' E 1000.00 feet to a point; thence N 55° 10' E 575.97 feet to a point; thence N 44° 04' E 995.15 feet to a point in the southerly margin of Brick Church Pike; thence along said southerly margin of Brick Church Pike; S 51° 55' E 20.00 feet to a point; thence continuing along the southerly margin of Brick Church Pike S 78° 30' E 177.52 feet to the point of beginning, containing 18.5 acres, more or less.

Being the same property conveyed to Paul W. Franklin and wife, Clara C. Franklin, by deed from Kenneth E. Martin and wife, Linda F. Martin, of record in Book 5228, page 256, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 79,500.00

Subscribed and sworn to before me, this the 15 day of August, 19 78

Affiant

My commission expires: 4/19/81 (Affix Seal)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

E 8 2 8 7 7

IDENTIF. REFERENCE

AUG 15 2 03 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

BOOK 5325 PAGE 162

AUG 15 78	CONV	79,500.00			
AUG 15 78	S'TAX		B*	206.70	
AUG 15 78	PR'FEE		B*	.50	
AUG 15 78	W'DEED		B*	6.00	* 213.20

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 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.*

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.*

Witness our *hands this* 15 *day of* August, *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.*

Paul W. Franklin

Clara C. Franklin

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*

PAUL W. FRANKLIN AND WIFE, CLARA C. FRANKLIN

*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 Nashville *Tennessee, this* 15 *day of* August, *19* 78.

Henry R Smith, *Notary Public.*

Commission Expires 4/19/81

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 .....