This instrument prepared by:
SCHULMAN, PRIDE & LE ROY
P. O. BOX 2707
NASHVILLE, TENN. 37219

WARRANTY DEED

BOOK 5378 PAGE 480

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Dennis Sterry (NAME)	same (NAME)	Map 9
Jackman Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcels 2 & 94
Joelton, Tenn. 37080 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100 ($10.00) - *DOLLARS*

and other good and valuable consideration, the receipt of which is hereby acknowledged,

DEC27 CONV *4,000.00
DEC27 S'TAX B* 10.40
DEC27 PR'FEE B* .50
DEC27 W'DEED B* 6.00 * 16.90

We, J. C. Sterry and wife, Charlene Sterry and Charles Calvin Sterry and wife, Jo Ann Sterry

have bargained and sold, and by these presents do transfer and convey unto the said James Dennis Sterry his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described/* according to a survey of *as follows, to-wit:* Robert H. Cummings dated October 12, 1978

Beginning at an iron pin in the northwest corner of lot No. 3 on the Plan of the Lands of Peter Knight, deceased, as of record in Minute Book "U", page 407, County Court Clerk's office of Davidson County, Tennessee, said point likewise being the northwest corner of those lands conveyed to C. C. Sterry and wife, Jo Ann Sterry of record in Book 4152, page 597, R.O.D.C; thence south 5°05' west 250 feet to a point; thence north 84°58' west 650 feet to a point; thence north 5°05' east 250 feet to a point; thence south 84° 58' east 650 feet to the point of beginning containing 3.73 acres, more or less.

Being part of the property conveyed to C. C. Sterry and wife, Jo Ann Sterry of record in Book 4152, Page 598, R.O.D.C. and likewise being part of the property conveyed to J. C. Sterry and wife, Charlene Sterry, of record in Book 2242, page 146, R.O.D.C.

This conveyance is made subject to a 20 feet easement for ingress and egress over a private road, the centerline of which, according to a survey of Robert H. Cummings dated October 12, 1978, lies on the northerly border of the property herein conveyed some 244.02 feet west of its northeast corner and runs from said centerline south 19°06' east 266.14 feet to the southerly border of the property herein conveyed, said easement having been reserved by J. A. Sterry as a covenant running with the land in Book 2242, page 146, R.O.D.C. and as modified due to a misnomer in Book 4990, page 180, R.O.D.C.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $4,000
Subscribed and sworn to before me, this the 26 day of December 1978
[signature] Affiant
My commission expires: Feb 4-1979 (Affix Seal)
[signature] Notary Public

COUNTY, TENN.

The grantors, J. C. Sterry and wife, Charline Sterry likewise grant unto James Dennis Sterry, his heirs and assigns as a covenant running with the land a nonexclusive easement for ingress and egress to Jackman Road along a private road, the centerline of which, according to a survey of Robert H. Cummings dated October 12, 1978, lies on the southerly border of the property herein conveyed some 132.28 feet west of its southeast corner and runs from said centerline across the lands of J. C. Sterry, et ux of record in Book 2242, page 146, south 15°49' east 307.53 feet to a point; thence south 2°35' west 343.91 feet to a point; thence south 3°29' east 50.82 feet to the northerly margin of Jackman Road.

The grantee on behalf of himself, his heirs and assigns hereby covenants that no gate shall be erected on either of the aforementioned easements and that the right of ingress and egress shall not be in any manner obstructed.

This is { unimproved XX / 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 James Dennis Sterry his *heirs and assigns, forever.*

And we *do covenant with the said* James Dennis Sterry *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.* except for 1978 taxes which are assumed by the grantee.

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* James Dennis Sterry his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness hand this 18th *day of* December, *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.*

J. C. Sterry

Charlene Sterry

C. C. Sterry

Jo Ann Sterry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, RICHARD L. JONES, a Notary Public in and for said County and State, the within named J. C. Sterry, Charlene Sterry, C. C. Sterry and Jo Ann Sterry

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 Joelton, Tennessee, this day of December, 1978.

Richard L. Jones, Notary Public

Commission Expires Aug 29, 1979

RICHARD L. JONES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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.....

F-06664

RECEIVED FOR RECORD AND IDENTIFICATION
Dec 27 9 49 AM '78
REGISTER DAVIDSON COUNTY, TENN.