FORM NO. WD-1

BOOK 5825 PAGE 698

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,570.40

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF November, 1981

Notary Public

MY COMMISSION EXPIRES: 7-17-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTORNEYS
401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry G. Garner/Steve E. Childress (NAME)	Molton, Allen & Williams, Inc. (NAME)	
(STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 10025 (STREET ADDRESS)	9D 45840
(CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35202 (CITY) (STATE) (ZIP)	178-51

FOR AND IN 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~~ I, Jacob S. Sherman, II, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry G. Garner and Steve E. Childress

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 the 9th Civil District of Davidson County, Tennessee, being part of Tract No. 9 as shown on the survey of Donald R. Carver, dated May 23, 1973, as follows:

Beginning at an iron pin in the northerly right-of-way of Highway 96; and being the southeasterly corner of Tract No. 8 of said survey; thence, leaving said right-of-way, North 30° 48' East 792.72 feet to an iron pin, being the southwesterly corner of the Clara M. Adcock property (Book 5572, page 198, Register's Office for said County); thence, with Adcock's southwesterly property line, South 56° 24' 08" East 272.52 feet to an iron pin, being Adcock's south-easterly property line, thence leaving Adcock's southeasterly property line, South 30° 42' 50" West 801.91 feet to an iron pin in the northerly right-of-way of Highway 96; thence, with said right-of-way, North 60° 10' West 47 feet to a concrete marker; thence, North 52° 30' West 202 feet to a concrete marker; thence, North 59° 50' West 25.78 feet to the point of beginning.

Being part of the same property conveyed to Jacob S. Sherman, II by deed from Dennis M. Kostyk, an unmarried person, of record in Book 5475, page 934, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Dobson & Johnson, Inc., of record in Book 5559, page 815, as corrected in Book 5571, page 406, both in Register's Office for Davidson County, Tennessee, and also that the escrow account **

This is unimproved ( ) improved (X) property, known as Rt. 4, Hwy. 96, Franklin, TN 37064
(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 my hand this 27th day of November, 1981

Jacob S. Sherman, II

[redacted]

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jacob S. Sherman, II

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of November 19 81

Commission expires 7-17-83

Patricia L. Greer
Notary Public

STATE OF TENNESSEE
Davidson County

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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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

WARRANTY DEED

FROM
Jacob S. Sherman, II

TO
Terry G. Garner and Steve E. Childress

G. 7 0 2 7. 8

IDENTIF. REFERENCE

DEC 1 3 15 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to: pr

WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

** in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

757 12/01 177.05- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5825 PAGE 700

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

65570.40- CO
170.56 CO TX
.50 PRFEE
6.00 WDEED
CHECK 177.06-
0757A12/01/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 7027 8

IDENTIF. REFERENCE T

DEC 1 3 15 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 855768