This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
Trabue, Sturdivant & DeWitt
26th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

BOOK 5935 PAGE 178

Address New Owner(s):
Kush H. Frenchman
222 Bluegrass Dr.
Hendersonville, TN. 37075

Send Tax Bills to:
New Owner

Map: 34-6
Parcel: 27
Field Book: 10D-42070

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, MARY L. POTEAT, Individually and as Devisee, Executrix and Co-Trustee under the Last Will and Testament of M. S. Poteat, HAYES M. BEARD, JR., Co-Trustee under the Last Will and Testament of M. S. Poteat, MARION FRANCES HENDERSON, Devisee under the Last Will and Testament of Ethel May Henderson, and T. LARRY EDMONDSON, Trustee in Bankruptcy for Marion Frances Henderson, Bankruptcy Case No. 381-03229, who joins in the execution of this instrument for the purpose of conveying any interest he may have in the hereinafter described property, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to KUSH H. FRENCHMAN (the "Grantee"), his heirs and assigns, the following described land in Davidson County, Tennessee, to-wit:

Three tracts or parcels of land in Davidson County, Tennessee being more particularly described as follows:

TRACT NO. I: Beginning at an iron pin in the easterly margin of Edgefield Junction Road, being an old railroad right-of-way, said point being the southwest corner of a one-acre tract conveyed to Bedford Fite by deed of record in Book 583, page 42, Register's Office for said County; thence along what was Fite's southerly line, north 48 deg. 50' east 313.5 feet to a point, a corner of what is known as the Spring Lot in the line of an old wall; thence along said wall south 28 deg. 03' east 164.5 feet to a corner of the land conveyed to Willie Boaz by deed of record in Book 347, page 401, said Register's Office; thence along what was formerly Boaz's northerly line, and along a fence, south 51 deg. 11' west 266 feet to an iron pin in the easterly margin of said roadway; thence with the margin of Edgefield Junction Road, north 45 deg. west 148.3 feet to the beginning, according to a survey by Harvey Gee, dated November 30, 1951.

TRACT NO. II: Beginning at a point in a rock wall, which is north 48 deg. 50' east 142 feet from the northeast corner of Tract No. 1, hereinabove described, said point also being the northeast corner of what was known as the "Spring Lot," and in the line of an old rock wall; thence north 48 deg. 50' east 19 feet to the center line of a branch; thence down said branch, south 37 deg. 38' east 145 feet to a point, and continuing with said branch south 7 deg. 56' west 185 feet to a point in the easterly line of said Spring Lot, at a point in said old wall above mentioned; thence with the line of said wall, north 51 deg. 10' west 297 feet to the beginning, according to a survey by Harvey Gee, dated November 30, 1951.

Together with the right-of-way granted S. Walter Boaz by Elizabeth Draine, across the "Spring Lot" which lies between the two above described tracts, as conveyed to the said Boaz by deed of record in Book 509, page 308, said Register's Office.

TRACT NO. III: Being a tract or parcel of land in the 10th Civil District of said County, known in the locality as the "Spring Lot" and described as follows:

Bounded on the North by the lands of B. Fite, on the East by lands of M. S. Poteat and Grizzard, on the West by the lands of M. S. Poteat and Boaz, and on the South by the property formerly owned by E. Draine and known as the "Home Tract."

Being the same property conveyed to M. S. Poteat by deeds of record in Book 2876, page 45 (as to Tracts No. I and II) and Book 3180, page 477 (as to Tract No. III) Register's Office for Davidson County, Tennessee. A one-half interest in said property was vested in J. R. Henderson and wife, Mai Henderson by consent decree in case No. 92811, Chancery Court for Davidson County, Tennessee. The said M. S. Poteat being now deceased his one-half interest was devised to Mary L. Poteat and to Mary L. Poteat and Hayes M. Beard, Jr., Co-Trustees, by will of record in Will Book 135, page 292, Probate Court for Davidson County. The said J. R. Henderson predeceased Mai Henderson and the one-half interest of Mai Henderson was devised at her death to Marion Frances Henderson by will of Ethel May Henderson, deceased, of record in Will Book 128, page 265, Probate Court for Davidson County, Tennessee. The said Mai Henderson and Ethel May Henderson being one and the same person.

This conveyance is made subject to: (1) 1983 taxes, which have been prorated and assumed by Grantee and (2) easement for sanitary sewer and/or storm drainage, of record in Book 4224, page 12, Register's Office for Davidson County, Tennessee.

This is unimproved property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and his heirs and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of January, 1983.

Mary L. Poteat
MARY L. POTEAT

Hayes M. Beard, Jr
HAYES M. BEARD, JR., Trustee

Marion Frances Henderson
MARION FRANCES HENDERSON

T. Larry Edmondson Trustee
T. LARRY EDMONDSON, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, aforesaid, personally appeared the within named Mary L. Poteat, Hayes M. Beard, Jr., Trustee, Marion Frances Henderson, and T. Larry Edmondson, Trustee, the bargainors, 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 17th day of January, 1983.

Notary Public

My Commission Expires: 1-20-85

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

Affiant

Subscribed and sworn to before me,
this 17th day of January, 1983.

Notary Public

My Commission Expires: 1-20-85

PUSH

H 2 6 9 8 8

IDENTIF. REFERENCE

JAN 19 3 20 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

2256 01/19 155.50- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5995 PAGE 181

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
			60000.00- CO	
			156.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	165.50-
			2256A01/19/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 6 9 8 8

IDENTIF. REFERENCE

JAN 19 3 20 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 922296