This instrument prepared by:
Joseph B. Pitt, Jr. Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5183 PAGE 349

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas Charles Linda Lee Charles (NAME)	First Tennessee Bank N. A. Memphis (NAME)	
3386 Old Franklin Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 474 (STREET ADDRESS)	Map 174
Antioch TN 37013 (CITY) (STATE) (ZIP)	Memphis TN 38101 (CITY) (STATE) (ZIP)	Parcel 102

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ($10.00)---------- *Dollars,*

Cash in hand paid by Thomas Charles and wife, Linda Lee Charles and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, G. Michael Donegan and wife, Paula Diane Donegan

have this day bargained and sold, and do hereby transfer and convey unto the said Thomas Charles and wife, Linda Lee Charles *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows.*

Land in Davidson County, Tennessee, 5th Civil District, being Tract No. 10 on the survey of the James William and Martha Wisener Farm described according to a survey by Barry Greer and Associates, dated April 8, 1979, as follows:

Beginning at a point in the south margin of Old Franklin Road, said point being south 49 deg. 48' east 539.21 feet along said south margin of Old Franklin Road from the northeast corner of the property conveyed to Minna Ethel Culbertson by deed of record in Book 972, page 520, Register's Office for Davidson County, Tennessee; thence with a west line of Tract No. 9 south 6 deg. 45' west 1281.83 feet to a point; thence north 82 deg. 33' west 215.0 feet to a point, said point being the southeast corner of Tract No. 11;' thence with the east line of Tract No. 11 north 6 deg. 40' east 1422.53 feet to a point in the south margin of Old Franklin Road; thence with said south margin of Old Franklin Road south 49 deg. 48' east 260.0 feet to the point of beginning, containing 6.7 acres more or less on said survey.

Being the same property conveyed to G. Michael Donegan and wife, Paula Diane Donegan by deed from Martha Ann Wisener, of record in Book 5483, page 109, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 93,000.00

Subscribed and sworn to before me, this the 23rd day of November 19 83

My commission expires: 11-1-87 (Affix Seal)

Affiant

Notary Public

NOTARY PUBLIC PATTON 335 DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved ( ) property, known as 3386 Old Franklin Road (House Number) (Street) Antioch, Tennessee 37013 P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 23rd *day of* November *19* 83*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

G. Michael Donegan

Paula Diane Donegan

RECEIVED FOR RECORD 11/29/83 at 2:48 P.M.
5611

OFFICIAL RECEIPT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Susan B. Patton *, a Notary Public in and for said County and State,* G. Michael Donegan and wife, Paula Diane Donegan

the within named 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 23rd *day of* November, *19* 83

Susan B. Patton *Notary Public*

Commission expires 11-1-87

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 .....

WARRANTY DEED

FROM

G. Michael Donegan, et ux

TO

Thomas Charles, et ux

G-24906

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

FILED FOR RECORD
DAVIDSON COUNTY, TN
Nov 29 11 19 AM '83

IDENTIF. REFERENCE

H 6 8 8 5 2

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			93000.00- CAMT.	
			241.80 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	248.30-
5611	A	11/29/83	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 8 8 5 2

IDENTIF. REFERENCE

Nov 29 11 19 AM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.996346