THIS INSTRUMENT PREPARED BY: BUCHANAN & EDWARDS, Attorneys at Law
271 West Main Street, Hendersonville, TN 37075

BOOK 5301 PAGE 752

WARRANTY DEED

NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
ROBERT C. ASH, E. C. CHANCE, HOMER E. CHANCE, J. R. COMPTON, LARRY COMPTON, JEFFERSON C. PENNINGTON, JUANITA PETTUS and ROBERT L. PETTUS	Homer E. Chance 608 Gallatin Rd N. Madison, TN. 37115	MAP 43-14 Parcel 24

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, MADISON INVESTMENT CO., INC. hereinafter referred to as Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said ROBERT C. ASH, E. C. CHANCE, HOMER E. CHANCE, J. R. COMPTON, LARRY COMPTON, JEFFERSON C. PENNINGTON, JUANITA PETTUS and ROBERT L. PETTUS, as tenants-in-common, each having a 1/8 undivided interest, hereinafter referred to as Grantees, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT NO. 1:

LAND in the 11th Civil District of said County and State, being the easterly 25 feet of Lot No. 49, all of Lot No. 50, the westerly part of Lot No. 51, the easterly 25 feet of the southerly 25 feet of Lot No. 60, the southerly 25 feet of Lot No. 61, and the southerly 25 feet of the westerly part of Lot No. 62, on the Map of B. F. Bixler's Plan of Lots, not of record, and described according to a survey made by J. R. Wauford & Co., Surveyors, March 28, 1953, as follows:

BEGINNING at an iron pin in the north margin of Old Hickory Boulevard 175 feet east of the easterly margin of a 50 foot unnamed street, being 75 feet east of the southeast corner of Lot No. 48 conveyed to Paul V. Keller and wife, by deed from Opha Bixler, of record in Book 1417, page 398, Register's Office for said County; thence northerly 225 feet to an iron pin, which is 186.5 feet east of the easterly margin of a 50 foot unnamed street; thence easterly 189 feet to an iron pin; thence southerly 225 feet to the north margin of Old Hickory Boulevard; thence with the margin of the same, westerly 175 feet to the beginning.

BEING the same property conveyed to Madison Investment Co., Inc. by deed from Emma L. Raggett, of record in Book 3100, page 31, Register's Office for Davidson County, Tennessee.

TRACT NO. 2:

LAND in the 11th Civil District of said County and State, being the westerly part of Lot 49 and the southerly 25 feet of the westerly part of Lot 49 and the southerly 25 feet of the westerly part of Lot No. 60, on the Map of B. F. Bixler's Plan of Lots, not of record, and described according to a copy of a survey made by J. R. Wauford & Co., Surveyors, March 28, 1953, as follows:

05/30 22.50- CHECK

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BEGINNING at an iron pin in the northerly margin of Old Hickory Boulevard, 100 feet east of the easterly margin of an unnamed street, being the southeast corner of Lot No. 48 conveyed to Paul V. Keller and wife, by deed from Opha Bixler, of record in Book 1417, page 398, Register's Office for said County; thence north 4°06' west 225 feet to an iron pin which is 105.5 feet east of the easterly margin of said 50 foot unnamed street; thence easterly 81 feet to an iron pin; thence southerly 225 feet to an iron pin, in the northerly margin of Old Hickory Boulevard, 25 feet west of the common corner of Lots 49 and 50; thence with the margin of said Boulevard, westerly 75 feet to the beginning.

BEING the same property conveyed to Madison Investment Co., Inc. by deed from Emma L. Raggett, of record in Book 3100, page 31, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as:

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest 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, except as of record. 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.

WITNESS our hand this 25th day of May, 1984, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

MADISON INVESTMENT COMPANY, INCORPORATED

BY: Homer E. Chance
Homer E. Chance, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $5,000.00.

Homer E. Chance
AFFIANT

Subscribed and sworn to before me, this 29th day of May, 1984.

Linda K. Davis
NOTARY PUBLIC

My Commission Expires: April 20, 1986

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared HOMER E. CHANCE, with whom I am personally acquainted, and who, upon oath, acknowledged, himself to be President of MADISON INVESTMENT CO., INC., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Madison, Tennessee, this 29th day of May, 19[illegible].

Linda Davis
NOTARY PUBLIC

My Commission Expires: April 20, 1986

RUSH

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IDENTIF. REFERENCE

MAY 30 10 25 AM '84

REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6301 PAGE 765

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			5000.00- CAMT.	
			13.00 CSTAX.	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	22.50-
			0333A05/30/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 5 1 6 9

IDENTIF. REFERENCE

MAY 30 10 26 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0039752