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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,220.00

C. Wayne Rankhorn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF December, 1985.

Donald [illegible] McCord
Notary Public

MY COMMISSION EXPIRES: 11/9/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bone & Beaty, P.C., Suite 900, 2100 West End Avenue, Nashville, Tennessee 37203
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C. Wayne Rankhorn (NAME)	Investors Federal Savings Bank (NAME)	
7311 Bidwell Road (STREET ADDRESS OR ROUTE NUMBER)	109 Walton Ferry Road (STREET ADDRESS)	14-86
Joelton, Tennessee 37080 (CITY) (STATE) (P. O. ZIP)	Hendersonville, Tennessee 37075 (CITY) (STATE) (ZIP)	

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, Willard M. Gupton, Floyd Detchon and H. F. Dalton, as Trustees for Joelton Baptist Chruch

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO C. Wayne Rankhorn and wife, Joyce A. Rankhorn

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 14th District of Davidson County, Tennessee, being Lot No. 31 on the unrecorded plat showing Division 2 of the H.T. Hays Tract, described as follows: BEGINNING at a point in the southwest margin of Bidwell Road, 4980 feet from the margin of Old Clarksville Pike, said point being the common front corner of Lots Nos. 31 and 32; thence with the line between said two lots, South 74 deg. 50' West, 800 feet to a point; thence South 55 deg. 50' West, 86 feet to a point; thence South 87 deg. 30' East, 75 feet to an iron pipe; thence North 80 deg. 22' East, 299.3 feet to a point; thence South 88 deg. 36' East 498.5 feet to a point in the southwest margin of Bidwell Road, which said point is 4740 feet from the margin of Old Clarksville Pike; thence with said margin of Bidwell Road along a curve having a radius of 929.9 feet, a distance of 240 feet to the point of beginning, containing 2.28 acres, more or less.

Being the same property conveyed to Robert Anderson, Horace Bennett, and Alvin Gillem, Trustees of Joelton Baptist Church by deed from Oliver James Waller and wife, Anna Waller of record in Book 4630, page 107, Register's Office for Davidson County, Tennessee. The said Joelton Baptist Church having since appointed Willard M. Gupton, Floyd Detchon, and H.F. Dalton as Trustees of Joelton Baptist Church, with full power to sell, convey, and transfer said property.

This is (unimproved ( ) improved (XX) property, known as 7311 Bidwell Road, Joelton, Tennessee 37080
(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 their hand s this 17th day of December, 19 85

Trustees for Joelton Baptist Church

Willard M. Gupton Floyd Detchon H. F. Dalton

Willard M. Gupton Floyd Detchon H. F. Dalton

12/24/85 754

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Danielle McCord, a Notary Public in and for said County and State, the within named Willard M. Gupton, Floyd Detchon and H. F. Dalton

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) 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 December, 19 85.

Danielle McCord Notary Public

Commission Expires 1/19/88

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

6 2 0 1 2

FROM
Trustees for Joelton Baptist Church

TO

C. Wayne Rankhorn, et ux

IDENTIFICATION REFERENCE

DEC 17 9 43 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6738 PAGE 445

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

95200.00- CA IT.
247.52 CSTAX.
.50 PRFEE
6.00 WDE'D
CHECK 254.02-
7547A12/17/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62012

IDENTIFICATION REFERENCE

Dec 17 3 43 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 202497