This instrument prepared by Robert Orr, Jr., 210 Third Avenue, North, P. O. Box 2830, Nashville, Tennessee 37219-0830, 244-4944 from information provided by the parties.

SEND TAX BILLS TO:

Johnny L. Henley
Route 1
Stewarts Ferry Pike
Hermitage, TN 37076

Map and Parcel No.:

Map 109, Parcel 140

WARRANTY DEED

For and in consideration of the sum of $10.00, cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Sally Foster Stewart and Dwight Ernest Hill, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto Johnny L. Henley and wife, Janice M. Henley, hereinafter called the grantees, their heirs and assigns, the following described tract or parcel of land, to wit:

> Land in Davidson County, Tennessee, being a part of the land described according to a survey by James L. Terry, Tennessee Registered Land Surveyor Number 563, dated March 16, 1981, and described as follows:
>
> Beginning at a point in the northerly margin of Stewarts Ferry Road, said point being 669.90 feet, more or less, east of the intersection of said road and Old Hickory Boulevard, and also being the southeast corner of the property of Jerry Luper, as of Record and Book 4948, Page 523, Register's Office for Davidson County, Tennessee; and leaving said road and running with a fence North 9 deg. 22 min. 20 sec. East 514.25 feet to the southwest corner of the property of Johnny L. and Janice M. Henley, of Record and Book 5972, Page 170; thence north 79 deg. 17 min. 55 sec. West 362.34 feet to a point in the southwest corner of the property of Jerry F. and Marie Tickle, of Record and Book 6117, Page 865; thence north 74 deg. 43 min. 7 sec. West 379.84 feet to a point in the westerly margin of the property of Mrs. Daisy Bass Groom, of Record in Book 4199, Page 441; thence south 9 deg. 25 min. 15 sec. West 756.25 feet to a point in the northerly margin of Stewarts Ferry Road; thence running with said margin north 71 deg. 59 min. West 82.93 feet to a point; thence continuing with the said margin north 7 deg. 49 min. radius 3096.09, T equals 211.52, 422.39 feet to a point in said margin; thence continuing with the said margin north 63 deg. 32 min. 59 sec. West 253 feet to the point of beginning, containing 10.22 acres, more or less.

Included in the above description and this conveyance are a permanent 25 foot access and utility easement and a 10 foot electric power easement, which easements are consiguous and run, generally, from the northerly border of said lot to Stewarts Ferry Road, and, further, a sewerage soil absorption system easement, all of which easements are more fully described in a Subdivision Plat of Record and Book 5800, Page 121, said Register's office, to which plat specific reference is here made.

Being a part of the property conveyed to Sally Foster Stewart and Dwight Ernest Hill by Deed of Record and Book 5863, Page 828, Register's office of Davidson County.

This is unimproved property which is a part of Parcel 140 on Map 109.

To have and to hold 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 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.

Witnessed our hands this 27 day of January, 1986.

Sally Foster Stewart

Dwight Ernest Hill

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appearing before me, ROBERT CARR JR., a Notary Public in and for said county and state, the within named SALLY FOSTER STEWART DWIGHT ERNEST HILL, the bargainors, with whom I am personally acquainted, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of JANUARY 1986.

Notary Public

My Commission Expires:

3-8-89

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $35,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me this 27th day of JANUARY, 1986.

Notary Public

My Commission Expires:

3-8-89

JAN 28 11 10 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

7.2048

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

RECEIVED OF _____

FOR _____

BOOK 6771 PAGE 315

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

3500.00- CART.
91.00 CSTAX
.50 PRFEE
9.00 WDEED.
CHECK 100.50-
9743A01/28/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 2 0 4 8

IDENTIFICATION REFERENCE

JAN 28 11 10 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 214409