Send tax bills to:

Arnold A. Cole
3041 Earhart Rd.
Hermitage, TN 37076

This instrument prepared by:

MICHAEL W. FERRELL
Attorney at Law
106 Mt. Juliet Rd.
P. O. Box 8
Mt. Juliet, TN 37122

Map: 86, Group: _____, Parcel: 45

BOOK 6791 PAGE 606

WARRANTY DEED

THIS INDENTURE made and entered into on this the 26th day of February, 1986, by and between JOHNNIE ODELL WITHERS, SR., a single man, hereinafter referred to as the GRANTOR, and ARNOLD A. COLE and wife, ALICE FAYE COLE, hereinafter referred to as the GRANTEES.

WITNESS, That for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the said GRANTOR has this day bargained and sold and by these presents does transfer and convey unto the said GRANTEES, their heirs and assigns, the following described tract or parcel of land, to-wit:

Land lying in the 2nd Civil District of Davidson County, Tennessee, described as follows:

A tract of land described according to land survey, "Being the northerly part of the Johnnie O. Withers Property" dated February 18, 1986 by John D. McCormick, Surveyor, and being more particularly described as follows:

Beginning at a point on the easterly margin of the right-of-way of Tulip Grove Road, being the northwest corner of remaining property of Johnnie Odell Withers, Sr., thence along said right-of-way in a northerly direction, the curve data being as follows: D=5° 17', R=660.32 feet, and T=30.53 feet, a distance of 61.0 feet to a point; thence continuing along said right-of-way North 29° 08' East 15.0 feet to a point; thence leaving the easterly margin of the right-of-way of Tulip Grove Road South 51° 41' East 100 feet to a point; thence South 79° 39' East 791.5 feet to a point; thence North 8° 24' East 588.0 feet to a point; thence South 81° 36' East 627.0 feet to a point; thence South 4° 03' East 638.9 feet to a point; thence North 79° 39' West 1,557.0 feet to the point of beginning and containing 9.95 acres, more or less.

Being part of the property devised to Johnnie Odelle Withers, Sr. by Will of Inez Hager Withers of record in Will Book 136, Page 392, Probate Clerk's Office for Davidson County, Tennessee. This is also a portion of

the property conveyed to Missouri Hager by deed of record in Book 1031, Page 450, Register's Office for Davidson County, Tennessee and devised to Inez Hager Withers by Will of record in Will Book 74, Page 291, Probate Clerk's Office for Davidson County, Tennessee.

Johnnie Odell Withers, Sr. and Johnnie Odelle Withers, Sr. being one and the same person.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging unto the said GRANTEES, their heirs and assigns, forever; and the said GRANTOR does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple; have a good and lawful right to convey same, and that the same is unencumbered.

THE GRANTOR further covenants and binds himself, his heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

When necessary for a proper construction hereof, the plural case shall be read singularly, and so construed.

WITNESS MY HAND on this the day and date first above written.

Johnnie Odell Withers Sr.

JOHNNIE ODELL WITHERS, SR.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named bargainor, JOHNNIE ODELL WITHERS, SR., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 26th day of February, 1986.

Denise Carver
Notary Public

My Commission Expires: 7-26-87

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 40,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 26th day of February, 1986.

Notary Public

My Commission Expires: 7-26-87

DENISE CARVER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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7.90 3.6

IDENTIFICATION

FEB 28 8 15 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

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

RECEIVED OF _____

FOR _____

BOOK 6791 PAGE 609

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

48[illegible].00- BAMT.
104.00 RSTAX
.50 PRFEE
5.00 WDEED
CHECK 109.50-
629 A02/28/06 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.9036

IDENTIFICATION REFERENCE

FEB 28 8 15 AM '06

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 222731