THIS INSTRUMENT PREPARED BY: EAST END TITLE & ESCROW, INC.
405 TWO MILE PIKE, GOODLETTSVILLE, TN. 37072

File 48

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD C. KESSINGER, ET UX	MORTGAGEE - NONE	P/O 12-13
(NAME): P.O. Box 542	(NAME):	10D 18715
(STREET ADDRESS OR ROUTE NUMBER): Springfield Tn 37172	(STREET ADDRESS):	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------TEN AND 00/100----------
----------($10.00)---------- *DOLLARS*

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the Grantees, assuming a certain unpaid indebtedness which is of record in Book 7034, page 48, Register's Office for Davidson County, Tennessee, which Grantees promise to pay and agree to hold Grantors harmless therefrom,

BOOK 7094 PAGE 747

79863

IDENTIFICATION REFERENCE

JAN 5 11 18 AM '87

FELIX E. WILSON, REGISTER
DAVIDSON COUNTY, TN

RANDALL E. WOODARD AND WIFE, BEVERLY O. WOODARD, hereinafter referred to as Grantors, *have bargained and sold, and by these presents do transfer and convey unto the said* RICHARD C. KESSINGER AND WIFE, PHYLLIS M. KESSINGER, their ---------- *heirs and assigns, a certain tract or parcel of land in* DAVIDSON *County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Tract No. 2 described according to an unrecorded survey by Kessinger & Associates, dated September 12, 1986 as follows:

Beginning at an iron pin in the south margin of Baker Road, said pin being located along the south margin of Baker Road from an iron pin marking the northwest corner of tract of land which belongs to Annie Mai Tarpley, having a deed reference in Deed Book 6484, page 605, Register's Office for Davidson County, Tennessee, N 74° 33' 48" W, 50.00 feet to the point of beginning, the northeast corner of this tract and continuing with a new line as follows: S 30° 19' 32" W, 440.00 feet to an iron pin; thence S 35° 38' 07" W, 1539.88 feet to an iron pin marking a corner to a tract of land which belongs to James Wilks, having a deed reference in Deed Book 5353, page 741, Register's Office for Davidson County, Tennessee; thence S 6° 15' 02" W, with a fence, 1123.24 feet to an iron pin marking the southwest corner of said tract of land which belongs to James Wilks and the northwest corner of a tract of land which belongs to Helen L. Lanius, having a deed reference in Deed Book 5709, page 495, Register's Office for Davidson County, Tennessee, thence S 7° 04' 55" W, 124.37 feet to an iron pin in the north boundary of a tract of land which belongs to Perry L. Harper, having a deed reference in Deed Book 6662, page 081, Register's Office for Davidson County, Tennessee, the southwest corner of said tract of land which belongs to Helen L. Lanius; thence N 83° 48' 19" W, passing south of a fence and passing a corner to said tract of land which belongs to Perry L. Harper and a tract of land which belongs to David W. Torr, having a deed reference in Deed Book 6552, page 935, Register's Office for Davidson County, Tennessee, 500.00 feet in all to an iron pin in the north boundary of said tract of land which

(CONTINUED ON ATTACHED PAGE)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 44,803.34

Subscribed and sworn to before me, this the 22 day of December 19 86

Affiant

My commission expires: 3/8/89
(Affix Seal)

Notary Public

to David W. Torr; thence with a new line as follows: N 6° 21' 50" E, 1223.28 feet to an iron pin; thence N 47° 24' 21" E, 1838.23 feet to an iron pin; thence N 30° 19' 32" E, 430.00 feet to an iron pin in the south margin of Baker Road; thence S 74° 07' 22" E, with the south margin of Baker Road, 50.00 feet to the point of beginning, containing 23.12 acres as survey by Kessinger & Associates, September 12, 1986.

Being the same property conveyed to Randall E. Woodard and wife, Bevery O. Woodard by deed from Edward B. Parker and wife, Lethia L. Parker of record in Book 7034, page 44, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

Any homes constructed must contain a minimum of 1,600 square feet of improved living space excluding garages, carports or breezeways.
No Swine, poultry, junk vehicles, or mobile homes are permitted.
No dirt may be removed.

No timber is to be cut without the Grantors' permission as long as Grantors' hold a mortgage on said property.

This is unimproved (X) improved ( ) property, known as Tract No. 2, Baker Road, Goodlettsville, Tn. 37072
(House Number) (Street) P. O. Address: (City or Town)

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.*

And Grantors *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.*

Witness our *hand* s *this* 22nd *day of* December, *19* 86, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Randall E Woodard

Bevery O Woodard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* RANDALL E. WOODARD AND WIFE, BEVERY O. WOODARD

*the 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* 22nd *day of* December, *19* 86

Carolyn Deffo, *Notary Public.*

Commission Expires 3/8/89

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that*..... *executed the within instrument for the purposes therein contained.*

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

....., *Notary Public.*

Commission Expires.....

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.....

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

RECEIVED OF _____

FOR _____

BOOK 7094 PAGE 750

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

4:883.74- CAMT.
125.44 CSTAX
.50 PRFEE
9.00 MRTG
CHECK 134.94-
4889X01/05/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79863

IDENTIFICATION REFERENCE

JAN 5 11 19 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 30538