BOOK 7139 PAGE 840 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF February 1987

Notary Public

MY COMMISSION EXPIRES: 11-1-87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ronald G. Turner, 2021 Richard Jones Road, Nashville, TN 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	~~SEND TAX BILLS TO:~~ Mortgagee:	MAP-PARCEL NUMBERS
Cecil B. Futch (NAME)	Nashville City Bank (NAME)	119-5-326
2628 Nolensville Road (STREET ADDRESS OR ROUTE NUMBER)	7029 Church Street East (STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (P.O. ZIP)	Brentwood, TN 37027 (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, B & W Lawnmower Co., Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, Cecil B. Futch and wife, Bonni I. Futch,

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:

As shown on Exhibit "A" attached hereto and incorporated herein by reference.

9. 4 7. 6 8.

IDENTIFICATION REFERENCE

FEB 18 11 04 AM '87

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

Grantee has assumed the obligation to repay all indebtedness secured by that certain Deed of Trust from Grantors to James B. Watson, Jr., Trustee, to secure a note in the original principal amount of $45,000.00 payable to the Administrator of the Small Business Administration of record in Book 5159, Page 841, said Register's Office.

This is unimproved ( ) improved (X) property, known as 2628 Nolensville Road, Nashville, TN 37211
(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 my hand this 16th day of February, 1987

B & W LAWNMOWER CO., INC., a Tennessee corporation

By: Joe L. Bunting

Its: Pres.

STATE OF TENNESSEE }
Davidson County }

BOOK 7139 PAGE 841

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, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

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

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE }
Davidson County }

Before me, Ronald G. Turner a Notary Public in and for the State and County aforesaid, personally appeared Joe L. Dudney

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 President of the B & W Lawnmower Co., Inc. a corporation, and that he as such President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville Tennessee this 16th day of February, 19 87.

Ronald G. Turner
Notary Public

Commission Expires 11-1-87

NOTARY PUBLIC

WARRANTY DEED

FROM

TO

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

EXHIBIT "A" BOOK 7139 PAGE 842

Land in Davidson County, Tennessee, being Lots Nos. 6 and 7 on the Map of Subdivision of the Julia A. Joiner Lot, as of record in Plan Book 2, Page 122, Chancery Court at Nashville, described as follows:

Beginning at the northeast corner of the Whitsitt Road and the Nashville Railway and Light Company's right of way on the Nolensville Road, being the southwest corner of said Lot No. 7; thence with said right of way northwardly 66 feet to the corner of Lots Nos. 5 and 6; thence eastwardly with the line between said two lots 165 feet to the westerly margin of an alley; thence with said alley southwardly 71 feet to the northerly margin of said road; thence with the northerly margin of said road westwardly 165 feet to the beginning.

Included in the above described property but expressly excluded therefrom is the following described tract of land which has been previously conveyed to the State of Tennessee by J.C. Wright and wife, Floy Lee Wright, by deed of record in Book 2021, Page 385, Register's Office for said County.

A strip of land extending from Survey Station 522 + 60 at the boundary line of the lands of Whitsett Road to Station 523 + 27, at the boundary line of the lands of Nichols, 67 feet long, and bounded on the sides as follows: On the North by the lands of Nichols; on the South by Whitsett Road; on the West by the present Highway; on the East by a line east of, parallel to, and 40 feet from the center of line of said proposed highway as staked out, containing 39 square feet, more or less.

Being the same property conveyed to B & W Lawnmower Co., Inc., by deed from Coyle Dalton Wright and wife, Amy Y. Wright, of record in Book 5093, Page 334, Register's Office for Davidson County, Tennessee.

RT2241

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

RECEIVED OF _____

FOR _____

BOOK 7139 PAGE 843

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

[illegible] 0- [illegible] AMT
124.00 [illegible]
.50 [illegible]
9.00 [illegible]
CHECK 233.50
16/2A0C/10/87 SAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9. 4. 7. 6. 8.

IDENTIFI REFERENCE

FEB 18 11 04 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 46910