Prepared by: Manier, Herod, Hollabaugh & Smith
2200 One Nashville Place
150 Fourth Avenue, North
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO.
John H. Dillon and Nancy King Dillon Route 4 Franklin, TN 37064	John H. Dillon and Nancy King Dillon Route 4 Franklin, TN 37064	178-26 and 178-5

FOR AND IN CONSIDERATION of Sixty Thousand Dollars ($60,000.00), receipt of which is hereby acknowledged, Mattie Joslin King has this day bargained and sold, and does hereby sell, transfer and convey unto John H. Dillon and wife, Nancy King Dillon, and their successors and assigns, all their right, title and interest in and to the following described tracts of land in Davidson County, Tennessee, to-wit:

A tract of land in the 9th Civil District of Davidson County, Tennessee, being a part of the Berry Lands, described as follows: Beginning at a gum and hickory on the Davidson and Williamson County line, a corner of the Allen property; thence south 85° east 77 poles to a black oak; thence north 30° east 40 poles to a white oak; thence north 60° east 56 poles to a dogwood; thence east 40 poles to the center of South Harpeth River and with the same, south 30° west 33 poles to the mouth of Big East Fork and with the same, south 47° east 36 poles, south 4° west 32 poles, south 24° east 68 poles, south 30° east 16 poles, south 35° east 14.56 poles to a point opposite to a poplar; thence south 25° west 113 poles to a beech; thence with Joslin's line, north 17° west 64 poles to a take; thence north 7° east 17 poles to a stake; thence north 50° west 207 poles, crossing South Harpeth to a black oak; thence north 3° east 4 poles to the beginning, containing 150.49 acres, more or less.

Being the remainder of the same property conveyed to Mattie Joslin King and H. O. King, deceased, by Mary E. Linton of record in Book 2999, page 625, Register's Office of Davidson County, Tennessee, less the parcel of land containing 25.80 acres, more of less, conveyed to Nancy King Dillon by Mattie Joslin King and H. O. King, deceased, by deed of record in Book 4116, page 842, Register's Office of Davidson County Tennessee, and a parcel of land containing 17.26 acres, more or less, conveyed to Nancy King Dillon, by deed of record in Book 4897, page 734, said Register's Office.

TO HAVE AND TO HOLD the above described real estate together with all improvements situated thereon and appurtenances thereunto belonging unto the said John H. Dillon and wife, Nancy King Dillon, their heirs and assigns, in fee simple forever.

I COVENANT with the said grantees that I am lawfully seized and possessed of the above described real estate; that I have a good and lawful right to sell and convey the same and that the same is unencumbered, and I bind myself and my heirs and representatives to forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 17 day of March, 1987.

Mattie Joslin King
Mattie Joslin King

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is $60,000.00.

Mattie Joslin King
Affiant

Subscribed and sworn to before me, this the 17th day of March, 1987.

Tommy C. Estes
Notary Public

My commission expires:

9-13-88

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Tommy C. Estes, a Notary Public in and for said County and State, Mattie Joslin King, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of March, 1987.

Tommy C. Estes
Notary Public

My commission expires:

9-13-88

0451 1

IDENTIFICATION REFERENCE

MAR 17 8 48 AM '87

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

$0.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7169 PAGE 996

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

60000.00- CAMT.
168.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 174.50-
2549A03/17/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0451 1

IDENTIFICATION REFERENCE

MAR 17 8 48 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 57654