SEND TAX BILLS TO:
SECURITY FEDERAL SAVINGS &LOAN
PO BOX 150809, 4235 HILLSBORO ROAD
NASHVILLE, TN 37215

THIS INSTRUMENT PREPARED BY:
UNION TITLE COMPANY, INC.
4235 HILLSBORO ROAD
NASHVILLE, TN 37215

Name and Address of New Owner
Mr. and Mrs. Charles W. Fann
Rt 1, Kidd Road
Nolensville, TN 37135

Map 187
Par 41.01

STATE OF TENNESSEE)
ss.
RUTHERFORD COUNTY)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations, cash in hand paid, the receipt of which is hereby acknowledged, we, the undersigned, CHARLES WILLARD FANN and wife, SARAH BYRD FANN, have this day bargained and sold and do hereby transfer and convey unto CHARLES W. FANN and wife, TERESA A. FANN, their heirs and assigns, forever, a certain tract or parcel of real estate situated in Williamson County and Davidson County, State of Tennessee, described as follows, wo wit:

A tract of land located partly in the 17th Civil District Williamson County, Tennessee, and the 2nd Civil District of Davidson County, Tennessee. Being a subdivision of Lot No. 2 of the partitioned Guthrie Land, as shown on a plan recorded in Minute Book "CC" Page 106, Circuit Court for Davidson County, Tennessee, and described more particularly as follows according to a survey by John W. Sullivan, TN No. 1323, dated September 12, 1986, as follows: BEGINNING at a point on the northern right-of-way of Kidd Road, said point being the southwest corner of Lot No. 2 belonging to Charles Willard Fann, et ux, recorded in Book 6436, page 458, Register's Office of Davidson County, Tennessee, and the southeast corner of Lot No. 3 of said Plan belonging to William Guthrie as recorded in Book 6575, page 667, Register's Office, Davidson County; thence N 2° 59' 58" W 5.0 feet to an iron pin; thence with a meandering existing fence row N 2° 59' 58" W 808.19 feet to an iron pin; N 3° 13' 07" W 137.27 feet to an iron pin; N 2° 14' 15" W 140.19 feet to an iron pin at a corner post of said fence; thence along an existing fence S 89° 55' 13" W 387.03 feet to an iron pin; thence S 3° 05' 33" E 1093.64 feet to an iron pin; thence S 3° 05' 33" E 5.0 feet to a point on the northern right-of-way of Kidd Road; thence along the northern right-of-way of Kidd Road N 88° 45' 00" E 383.59 feet to the beginning.

TOGETHER WITH A PRIVATE TWENTY-FOOT WATER LINE EASEMENT across Charles Willard Fann et ux property recorded in Book 6436, page 458, Register's Office, Davidson County, Tennessee, to serve a 9.613 acre tract of land described herein. The centerline of said 20-foot easement begins in the westerly line of Charles W. Fann's property, being N 3° 05' 33" W and 766.27 feet from the north margin of Kidd Road; thence said Centerline runs N 85° 11' 39" W 422 feet, more or less, to the east margin of Fann Road.

An easement is hereby granted for all the land situated in Williamson County for the septic tank and sewage soil absorption areas.

Being a part of the property conveyed to the undersigned by deed from Annie C. Fly of record in Book 102, page 209, Register's Office for Williamson County, Tennessee, and by deed in Book 6436, page 458, recorded in Davidson County, Tennessee.

TO HAVE AND TO HOLD sand real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said grantees, their heirs and assigns, forever.

We covenant with the said grantees that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same and that it is unencumbered except for lien of the 1987 taxes which are being prorated between the parties herein.

We further covenant and bind ourselves, our heirs and representatives, to forever warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, THIS THE 17th day of July, 1987.

Charles Willard Fann

CHARLES WILLARD FANN

Sarah Byrd Fann

SARAH BYRD FANN

STATE OF TENNESSEE)
SS.
RUTHERFORD COUNTY)

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, the within named, CHARLES WILLARD FANN and wife, SARAH BYRD FANN, THE BARGAINORS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, this the 17th day of July, 1987.

Dolores McHale

Notary Public

My commission expires: August 20, 1988

AFFIDAVIT

I HEREBY AFFIRM THAT THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00 .

Charles W Fann

Affiant

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

Dolores McHale

Notary Public

My commission expires: August 20, 1988

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
JUL 27 2 29 PM '87
IDENTIFICATION REFERENCE
4 9 7.4 5

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

RECEIVED OF _____

FOR _____

BOOK 7307 PAGE 555

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

30[illegible] MATL
04.00 CERT
.50 [illegible]
6.00 [illegible]
CHECK 10.50-
.11
4521A07/27/97 RAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 9 7. 4 5

IDENTIFICATION REFERENCE

JUL 27 2 29 PM '97

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 108596