WARRANTY DEED

41

FROM: Roy C. Flowers, Grantor

TO: Volunteer Bancshares, Inc., Grantee

This instrument was prepared by:
William B. Drescher
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Volunteer Bancshare, Inc. 615 W. Main Street Gallatin, Tennessee	Volunteer Bancshares, Inc. 615 W. Main Street Gallatin, Tennessee	19-0-16 Field Book Numbers GO-20310

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Thousand Dollars ($300,000.00).

Kenneth W. Cox, S.V.P.
Affiant

SUBSCRIBED AND SWORN TO before me, this the 31st day of August, 1987.

Notary Public

My Commission Expires: 3/9/89

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Roy C. Flowers, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Volunteer Bancshares, Inc., Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> A tract of land in the City of Goodlettsville, County of Davidson, State of Tennessee and recorded as Lot 1 on the plan of Northgate Park, Section 15 in Plat Book 6200, Page 360, R.O.D.C., Tennessee and being more fully described as follows:
>
> Beginning at an iron pin set on the northwest right-of-way line of Long Hollow Pike, an 84-foot road, that is northwest a distance of 818.96 feet from the east end of the north return curve at the intersection of Long Hollow Pike and East Cedar Street and proceeding as follows:

1. Leaving Long Hollow Pike with the northeast margin of Northgate Park, Section 11 as recorded in Book 6250, Page 114, R.O.D.C., Tennessee N 55° 08' 04" W, 340.20 feet to a point in Mansker Creek; thence,

2. With Mansker Creek N 70° 18' 00" E, 174.18 feet; thence,

3. N 21° 47' 00" E, 99.88 feet; thence,

4. N 86° 07' 00" E, 179.90 feet; thence,

5. S 53° 17' 00" E, 121.59 feet to a point in the creek and on the northwest right-of-way line of Long Hollow Pike; thence,

6. With said line S 34° 51' 56" W, 347.88 feet to the point of beginning and containing 86,831 square feet or 1.993 acres.

Being a part of the property conveyed to Roy C. Flowers by quitclaim deed from Parthenon, Inc., of record in Book 5216, page 407, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as Lot 1 of Section 15 of Northgate Park, City of Goodlettsville, Davidson County, Tennessee.

This conveyance is expressly made subject to the following:

1. The lien for 1987 taxes.

2. Flow of Mansker Creek.

3. All easements, conditions and other matters shown on the Plan of Record recorded in Book 6200, page 360, said Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, his heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever

except as to those matters set forth above to which this conveyance is expressly made subject.

Witness my hand this 31st day of August, 1987.

Roy C. Flowers
ROY C. FLOWERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Denise M. Yarnell, a Notary Public of said County and State, ROY C. FLOWERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 31st day of August, 1987.

Denise M. Yarnell
Notary Public

DENISE M. LOVETT NOTARY PUBLIC

My Commission Expires: 3/3/91

60853

IDENTIFICATION REFERENCE

AUG 31 1 44 PM '87

DAVIDSON COUNTY, TN

6633W/8-28-87

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7339 PAGE 714

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

300000.00- CAMT.
840.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 843.50-
7505A08/31/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60853

IDENTIFICATION REFERENCE

AUG 31 1 44 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 11298