OWNER'S ADDRESS:
Joe D. Adams
P.O. Box 147
Goodlettsville, TN 37072

MORTGAGEE:
Jerry L. Uselton
1826 Union Hill Road
Goodlettsville, TN 37072

MAP 23
PARCEL 127

SPECIAL WARRANTY DEED

BOOK 7392 PAGE 127

In consideration of the Grantees agreeing to assume and pay the indebtedness and to perform the related obligations described in the Deed of Trust from Randall E. Woodard and wife, Beverly J. Woodard, to Homer R. Ayers, Trustee, of record in Book 7303, page 896, Register's Office for Davidson County, Tennessee, and for other good and valuable consideration paid and received; RANDALL E. WOODARD and wife, BEVERLY J. WOODARD, as Grantors, have bargained and sold and by these presents do transfer and convey unto the Grantees, JOE D. ADAMS and ROBERT GALBREATH, their heirs and assigns, a certain tract or parcel of land described as follows:

A tract of land in the old 22nd Civil District of Davidson County, Tennessee, now the 10th Civil District of Davidson County, Tennessee, and being a part of a 46-acre tract, more or less, tract, as recorded in Book 5086, page 329, Register's Office Davidson County, Tennessee, and more particularly described according to a survey by John R. Bates, Surveyor, May 13, 1977, as follows:

BEGINNING at an iron pin on the westerly side of Crocker Springs Road, the same being a common corner with Tract 4; thence S. 78° 10' W. 1462.0 feet to an iron pin; thence N. 32° 15' W. 825.0 feet to a stake; thence N. 61° W. 148.5 feet to a stake in a hickory tree and common corner with Tract 2; thence with the line between Tracts 2 and 3, N. 77° 15' E. 1628.0 feet to a steel post in the margin of Crocker Springs Road; thence S. 16° 30' E. 39.5 feet to an iron pin; thence S. 5° 30' E. 100.0 feet to an iron pin; thence S. 1° W. 88.5 feet to the point of beginning, and containing 6.98 acres, more or less, being known as Tract 3.

Being the same property conveyed to Randall E. Woodard and wife, Beverly J. Woodard, by deed from Jerry L. Uselton and wife, Linda E. Uselton, of record in Book 7303, page 892, said Register's Office.

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.

Said property is conveyed subject to the following encumbrances, restrictions and conditions: (1) the aforesaid Deed of Trust of record in Book 7303, page 896, said Register's Office; (2) restrictions contained in the deed from Frank R. Tinnon, et al., to Jerry L. Uselton and wife, of record in Book 5237, page 88, said Register's Office; (3) the lien of 1987 ad valorem taxes, the payment of which has been assumed by the Grantees; and (4) such state of facts as would be disclosed by an accurate survey of the property, including any deficiency in acreage or any discrepancy or inaccuracy in the metes and bounds description herein contained.

The Grantors, for themselves and their heirs and representatives, covenant with the Grantees, their heirs and assigns, that said property is conveyed free from any and all other encumbrances made or suffered by the Grantors, and that the Grantors, their heirs and representatives, shall warrant and defend the same to the Grantees and their heirs and assigns against the lawful claims and demands of all persons claiming by, through, or under the Grantors, but against none other.

Witness our hands, this 14 day of September, 1987.

Randall E Woodard
Randall E. Woodard

Beverly J Woodard
Beverly J. Woodard

This instrument was prepared by John J. Archer, Attorney
300 Court Square Bldg., Nashville, Tennessee 37201

7.8.6.6.8.

IDENTIFICATION REFERENCE

Oct 30 3 44 PM '87

FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Kelly Cunningham, a Notary Public in and for said State and County, the within named Randall E. Woodard and wife, Beverly J. Woodard, the bargainors, 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 4th day of September, 1987.

Kelly R. Cunningham
Notary Public

My commission expires: March 11, 1991

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The greater of the property value or actual consideration for this transfer is $30,141.64.

Robert R. Goodwin
Affiant

Sworn to and subscribed before me this 30th day of October, 1987.

Edna W. Archer
Notary Public

My commission expires: Jan 10, 1989

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7392 PAGE 129

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

30141.64- CAMT.
84.29 CSTAX
.50 PRFEE
6.00- MAMT.
VD 6.00 MAMT.
6.00 MPERD
CHECK 90.73-
8150A10/30/87 BAL .29

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.8.6.6.8.

IDENTIFI REFERENCE

OCT 30 3 44 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 31467