WARRANTY DEED

BOOK 7467 PAGE 171

PREPARED BY:

J. K. WOODARD
Attorney at Law
919 West Main Street
Hendersonville, TN 37075
822-0030

mail

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $ [illegible].

Terry Ingram
Affiant

SWORN to and subscribed before me on this the [illegible] day of February, 1988.

Virginia Langford
NOTARY PUBLIC

My Commission Expires: 2/20/89

MORTGAGEE:
Old Hickory Credit Union
1000 Industrial Drive
Old Hickory, TN 37138

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Mr. Terry Ingram	Mr. Terry Ingram	39-0-26
[illegible]		Field Book No.
[illegible]		14DO5350

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, I, **ROBIN J. TOMLINSON, Unmarried,** hereinafter called the **GRANTORS,** have bargained and sold and by these presents, do transfer and convey unto **TERRY INGRAM, unmarried,** hereinafter called **GRANTEES,** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in the 14th Civil District, beginning at a point in the West margin of Highway R-O-W, 75 feet from the centerline of highway and an iron pin and corner common to the Southeast corner, this tract, and the Northeast corner of Denton Chapel Church Property. (1) Thence South 21 deg. 49 min. West 186.00 feet along line common to Church Property to the centerline of Dry Fork Road and common to the Northwest corner of Church property; (2) thence North 67 deg. 09 min. West 73.30 feet along centerline of Dry Fork Road and line common to Tract No. 1; (3) thence North 54 deg. 00 min. West 222.70 feet along centerline to road to a spike; (4) thence North 83 deg. 50 min. West 146.70 feet along road and line common to Tract No. 1 to a spike and the Northeast corner of Tract No. 1 and common to R. E. Graves' property; (5) thence North 81 deg. 04 min. West 121.18 feet along centerline of road to a spike; (6) thence North 74 deg. 17 min. West 299.40 feet along road to a spike; (7) thence North 60 deg. 16 min. West 141.00 feet along road to a spike; (8) thence North 41 deg. 42 min. West 173.20 feet along road to a spike; (9) thence leaving road North 15 deg. 58 min. West 133.70 feet to an iron pin; (10) thence North 18 deg. 20 min. West 113.90 feet to an iron pin; (11) thence North 13 deg. 36 min. West 299.30 feet to an iron pin; (12) thence North 18 deg. 04 min. West 328.00 feet to an iron pin; (13) thence North 25 deg. 36 min.

West 108.80 feet to an iron pin; (14) thence North 31 deg. 00 min. West 384.00 feet to an iron pin; (15) thence North 11 deg. 12 min. West 143.00 feet; (16) thence North 00 deg. 51 min. East 150.00 feet to a point in the West margin of Clarksville Highway R-O-W; (17) thence South 39 deg. 00 min. East 750.10 feet along R-O-W to a point; (18) thence South 51 deg. 00 min. West 50.00 feet to a point; (19) thence South 45 deg. 00 min. East 541.20 feet along said R-O-W to a point; (20) thence South 44 deg. 00 min. East 298.00 feet along R-O-W to a point; (21) thence South 42 deg. 26 min. East 365.20 feet along R-O-W to a point; (22) thence North 47 deg. 34 min. East 25.00 feet to a point; (23) thence South 42 deg. 26 min. East 500.00 feet along R-O-W to the point of beginning.

INCLUDED IN THE FOREGOING DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED PROPERTY:

LAND in the 14th Civil District of Davidson County, Tennessee, described according to a survey by Wayne S. Cooper, Sr., dated July, 1969, as follows:

BEGINNING at a point in the westerly margin of the Clarksville Highway R-O-W 75 feet from the centerline of said highway and an iron pin and the common Souheast corner of this tract and the Northeast corner of the Denton Chapel Church property; thence South 21 deg. 49 min. West a distance of 186.00 feet along the Westerly line of said Church property to the centerline of Dry Fork Road; thence North 67 deg. 09 min. West along the centerline of Dry Fork Road a distance of 73.30 feet to a point; thence North 54 deg. 01 min. West along the centerline of said road a distance of 222.70 feet to a spike; thence North 83 deg. 50 min. West along said road a distance of 146.70 feet to a spike; thence North 81 deg. 04 min. West along the centerline of said road a distance of 121.18 feet to a spike; thence North 74 deg. 17 min. West along said road a distance of 299.40 feet to a spike; thence in a northeasterly direction a distance of 300 feet to a point in the westerly margin of the Clarksville Highway R-O-W; thence South 42 deg. 26 min. East along the westerly margin of the said Clarksville Highway R-O-W a distance of 365.20 feet to a point; and thence North 46 deg. 34 min. East a distance of 25.00 feet to a point; and thence South 42 deg. 26 min. East continuing along the westerly margin of said Clarksville Highway R-O-W a distance of 500.00 feet to the point of beginning and containing 6 acres, more or less.

BEING the same property conveyed to ROBIN J. TOMLINSON, unmarried by Deed from DAVID L. JOHNSON, unmarried of record in Book 7381, Page 369, Registers' Office for Davidson County, TN.

This is unimproved property known as 12.04 acres, more or less, on Dry Fork Road, Davidson County, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 hands this 10th day of February, 1988, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Robin J. Tomlinson
ROBIN J. TOMLINSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

5842 02/10 0101 03CHECK 93.50

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, ROBIN J. TOMLINSON, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 10th day of February, 1988.

Virginia Griffith
NOTARY PUBLIC

My Commission Expires: 1/10/89

0408.5

IDENTIFICATION REFERENCE

FEB 10 2 53 PM '88

PEGGY WILLIAMS REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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



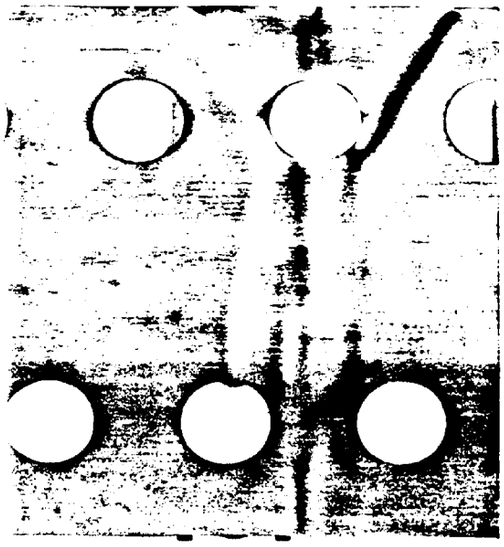
RECEIVED OF _____

FOR _____

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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
				CAMT 30000.00
				CON TX 84.00
				PRFEE 0.50
				WDEED 9.00
				TOTAL 93.50
				CHECK 93.50
02/10/88	01			14:55 0001 5842



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.4.0.8.5.

IDENTIFICATION REFERENCE

FEB 10 2 59 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 60657