FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 7477 PAGE 836

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,719.64

Carl Frensley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February, 1988.

Patricia Riddle
Notary Public

MY COMMISSION EXPIRES 9/9/89

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 1161 Murfreesboro Road - Suite 340 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Carl L. Frensley, Jr. (NAME)	Owner (NAME)	MAP 18-0
407 Hitt Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 15
Goodlettsville, TN 37072 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	G011851

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Richard H. Mayes and wife, Pattie Mayes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carl L. Frensley, Jr. and wife, Martha E. Frensley

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

SAID tract of land is located in the new 10th (formerly 20th) Civil District of Davidson County, Tennessee, on the Hitt Lane, about 13 miles northeast of Nashville, Tennessee, and about one and one-half miles north of Goodlettsville and bounded and described as follows, to wit:

Beginning in the center of Hitt Lane at a point 163 1/2 feet from the southwest corner of a tract of land conveyed by W. B. Connell and wife, Annie Mai Connell to Austin V. Mayes and wife, Lucile B. Mayes, by deed of date of the 17th day of April 1946, recorded in Book 1383, page 307, R.O.D.C., Tennessee, and running north 29 deg 50' West 900 feet to a point; thence North 64 deg. 45' East 163 1/2 feet; Thence South 29 deg. 50' east 900 feet to the center line of Hitt Lane; thence along said center line south 64 deg. 45' West 163.5 feet to the point of beginning, and containing 3-3/8 acres, more or less, being the easterly 1/2 of the tract of land conveyed by the said W.B. Connell and wife, to Austin V. Mayes and wife, to which reference has heretofore been made.

SAID Tract of Land is located in the 10th (formerly the 20th) Civil District of Davidson County, Tennessee, on the Hitt Road, about thirteen miles northeast of Nashville, Tennessee, and about one and one-half miles north of Goodlettsville and bounded and described as follows, to wit:

BEGINNING in the center of Hitt Lane at the southeast corner of the Mayes Property, which is the intersection of the line between the property of Mayes and Carr, and the center line of Hitt Lane, and running north 29 deg. 50' West along said property line 900 feet to a point; thence North 64 deg. 45' East 163.5'; thence south 29 deg. 50' West along said property line 900 feet to the

This is unimproved ( ) improved (XX) property, known as 407 Hitt Lane, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heir 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 covey 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 our hands this 25th day of February, 19 88

Pattie Mayes
Pattie Mayes

Richard H. Mayes
Richard H. Mayes

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard H. Mayes and wife, Pattie Mayes

the bargainor S, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25th day of February, 1988.

Commission expires 9/9/89

Patricia Pickell
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that (he) as such _____ (they) and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Richard H. Mayes
Pattie Mayes

TO

Carl L. Frensley, Jr.
Martha E. Frensley

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

RICHARD A NORTHCUTT
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

CONTINUATION OF LEGAL DESCRIPTION

center line of Hitt Lane; thence along said center line south 64 deg. 45' West 163.5 feet to the point of beginning.

INCLUDED, BUT SPECIFICALLY EXCLUDED FROM THE ABOVE DESCRIPTION IS THE FOLLOWING:

A tract of land in the City of Goodlettsville, Davidson County, Tennessee, and being Lot No. 1 on plat entitled Phase One, Section Four, Charleston Square, not of record this date, and being more particularly described as follows:

Beginning at an iron pin set on the northerly right-of-way line of Hitt Lane at the southeasterly corner of Lot No. 48 on the Plan of Section One, Charleston Square as of record in Book 4860, page 37, R.O.D.C., Tennessee, said iron pin being 25 feet north of the centerline of Hitt Lane; thence,

1. With the easterly line of Section One Charleston Square N 58 deg. 56' 31" W, 180.00 feet to an iron pin set; thence,

2. N 68 deg. 32' 41" E, 86.46 feet to an iron pin set; thence,

3. N 75 deg. 53' 26" E, 77.78 feet to an iron pin set at the common corner of Lot No. 1 and Lot No. 2 on the above-noted plan of Phase One, Section Four, Charleston Square; thence,

4. With the common line of Lots 1 and 2 S 64 deg. 13' 37" E, 157.00 feet to an iron pin set on the northerly right-of-way line of Hitt Lane; thence,

5. With the northerly right-of-way line of Hitt Lane, 25 feet north of the centerline of Hitt Lane S 64 deg. 13' 37" E, 145.81 feet to the point of beginning and containing 26,244 square feet or 0.60 acres.

Being ~~part~~ the same property conveyed to Richard H. Mayes and wife, Pattie Mayes, by deed from A. V. Mayes, et al, of record in Book 4166, page 814, said Register's Office. Also being part of the same property conveyed to Richard H. Mayes and wife, Pattie Mayes, by deed from M. Van Stanley, Jr. and wife, Mary S. Stanley bydeed of record in Book 7477 page 572, said Register's Office.

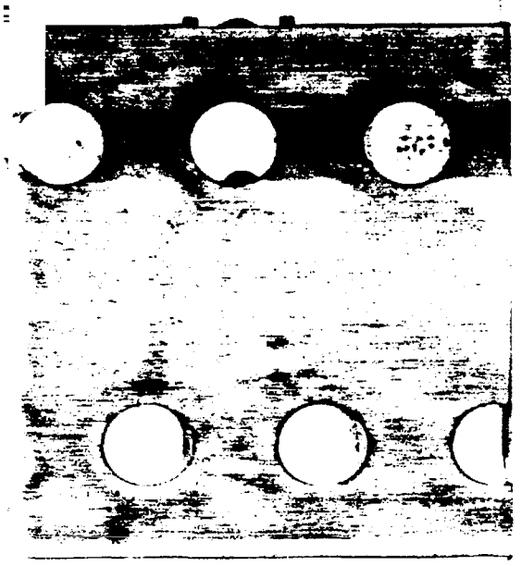
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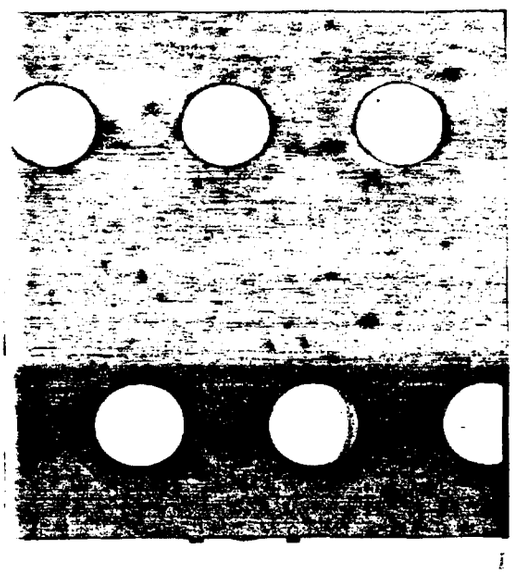
IDENTIFI REFERENCE

FEB 25 12 03 PM '88

[illegible] DAVIDSON COUNTY, TN

0485 02/26 0101 03CHECK 227.06





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	77719.64
CON TX	217.56
PRFEE	0.50
WDEED	9.00
TOTAL	227.06
CHECK	227.06

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 0485

0 8 0 3 0

IDENTIFT REFERENCE

FEB 26 12 03 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 65215