FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,000.00

Malcolm W. Ayers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF March 19 88

Carol Lea Dillehay
Notary Public

MY COMMISSION EXPIRES: 3/8/89

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY
EAST END TITLE & ESCROW, INC. – 405 Two Mile Pike – Goodlettsville, Tennessee 37072

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
MALCOLM W. AYERS	SAME	MAP 12
(NAME) 420 Mace Trail	(NAME)	PARCEL 106
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, Tn 37072	(STREET ADDRESS)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, RONALD GLENN MADISON AND WIFE, CAROL LEA MADISON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MALCOLM W. AYERS AND WIFE, KEENE T. AYERS

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.

Land in the 10th Civil District of Davidson County, Tennessee, being Tract No. 5 on an unrecorded survey by Johnson & Dillehay Land Surveying dated October 25, 1985, described as follows:

Beginning on an iron pin located in the north right-of-way of Baker Road, said pin located North 57° 8' 27" West 1422.25 feet from the southwest corner of J. K. Williams, Deed Book 6201, page 73, Register's Office for said County; said pin being the southeast corner of said tract and the southwest corner of Tract No. 6; thence along said right-of-way for the next two calls: North 79° 58' 15" West 98.54 feet to an iron pin; along a curve to the right having a central angle of 5° 35' 48", a radius of 648.83 feet, a length of 63.38 feet, a chord of 63.35 feet and a chord bearing of North 77° 10' 22" West to an iron pin; thence leaving said right-of-way North 26° 54' 25" East 1529.94 feet to an iron pin located in the south right-of-way of the Seaboard Systems Railroad; thence along said right-of-way South 60° 27' 16" East 155.91 feet to an iron pin; thence leaving said right-of-way South 26° 54' 25" West 1478.74 feet to the point of beginning, containing 5.38 acres, more or less.

Being the same property conveyed to Ronald Glenn Madison and wife, Carol Lea Madison, by deed of record in Book 6734, page 153, Register's Office for Davidson County, Tennessee.

Grantees hereby agree to assume the unpaid indebtedness of a note secured by a deed of trust of record in Book 6734, page 156, Register's Office for Davidson County, Tennessee, promises to pay the same and agrees to hold Grantor harmless therefrom.

This is unimproved (XX) improved ( ) property, known as _____ (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 hand s this 30th day of March, 19 88

Ronald Glenn Madison
RONALD GLENN MADISON

Carol Lea Madison
CAROL LEA MADISON

Malcolm W. Ayers
MALCOLM W. AYERS

Keene T. Ayers
KEENE T. AYERS

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RONALD GLENN MADISON AND WIFE, CAROL LEA MADISON AND MALCOLM W. AYERS AND WIFE, KEENE T. AYERS

the bargainor S, 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 Goodlettsville, Tennessee, this 30th day of March, 88

Commission expires 3/8/89

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 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) (they) as such _____ 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

TO

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

18351

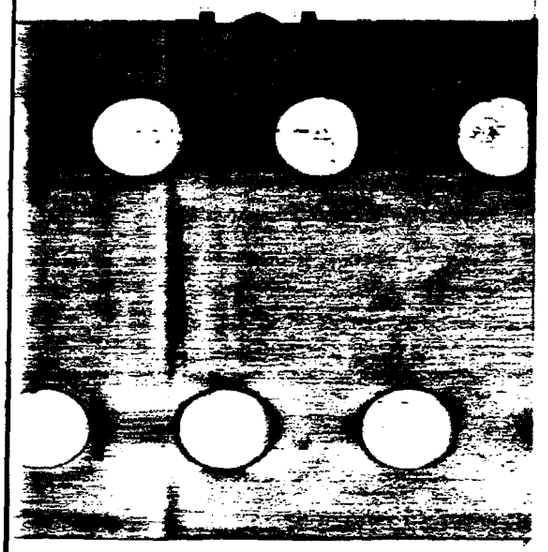
IDENTIFICATION REFERENCE

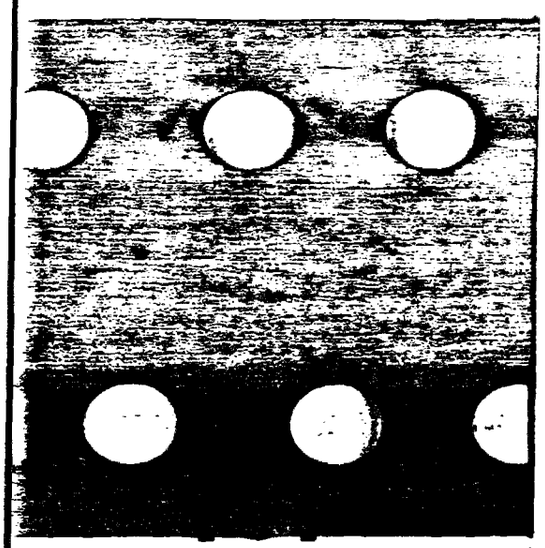
APR 4 2 47 PM '88

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN

0071 04/04 0101 03CHECK

98.90





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7507 PAGE 470

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	33000.00
CON TX	92.40
PRFEE	0.50
MDEED	6.00
TOTAL	98.90
CHECK	98.90

RECEIPT IS NOT VALID UNTIL 04/04/88 IS PAID BY BANK 1 0001 0871

18351

IDENTIFICATION REFERENCE

APR 4 2 47 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 77080