BOOK 7525 PAGE 613

Pde 31

APR 25 3 26 PM '00

LEON Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

24309

This Instrument Prepared By:

Dale L. Stegall
Harwell Barr Martin & Stegall
172 Second Avenue North
Nashville, TN 37219

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
TKS Development Corp. Suite 150 6259 Riverdale Rd. Riverdale, GA 30274	Same	163-65

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, WILLIAM R. TANNER and wife, DONNA P. TANNER, the Grantors herein, have bargained and by these presents do transfer and convey unto TKS DEVELOPMENT CORP., the Grantee herein, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in the 2nd Civil District of said County and State, described according to a survey made by Stephen A. Draper, Surveyor, July 1, 1960, as follows: Beginning in the center of Cane Ridge Road, north 8° 40' east 30 feet from the southeast corner of the property conveyed to Frank Jenkins and wife by deed from T. J. McMorrough, et al, of record in book 1191, page 25, Register's Office for said County; thence with the center of said Road, easterly 243 feet; thence north 21° 45' east 320 feet to an iron pin by 16-inch cedar; thence north 63° west 347 feet to a point in the eastern boundary line of the said Jenkins' property; thence with said Jenkins' eastern boundary line; south 4° west 207 feet and south 8° 40' west 168 feet to the beginning, containing 2.35 acres, more or less.
>
> Being the same property conveyed to William R. Tanner and wife, Donna P. Tanner, by deed from M. R. Bess and wife, Josephine Y. Bess, of record in Book 4311, page 417, 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. Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as herein set forth on Exhibit A. Grantors do further covenant and bind themselves, their successors and representatives 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.

WITNESS our hands this 20 day of April, 1988.

William R. Tanner
WILLIAM R. TANNER

Donna P. Tanner
DONNA P. TANNER

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, Debbie L. Sloan, a Notary Public of said county, William R. Tanner, the within named bargainor, 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 20 day of April, 1988.

Debbie L. Sloan
Notary Public

My Commission Expires:

11-12-90

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, Debbie L. Sloan, a Notary Public of said county, Donna P. Tanner, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20 day of April, 1988.

Debbie L. Sloan
Notary Public

My Commission Expires:

11-12-90

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer or value of property (whichever is greater) is $165,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn and subscribed
this 26 day of
April, 1988.

Notary Public

My Commission Expires:

11-12-90

DLS/b4

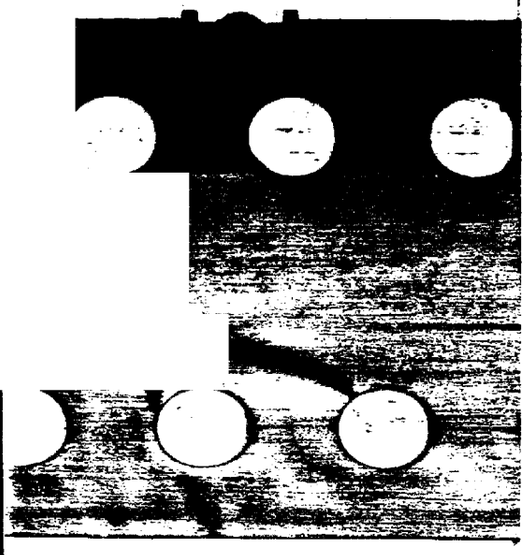
EXHIBIT A

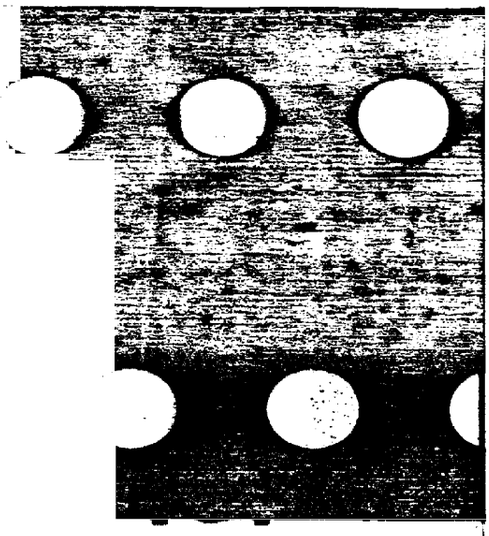
1. 1988 or current year's taxes, a lien, but not yet due and payable.

2. Easement for right of way of Cane Ridge Road lying within premises.

DLS/b4

7966 04/25 0101 03CHECK 474.50





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7525 PAGE 617

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	165000.00
			CON TX	462.00
			PRFEE	0.50
			WDEED	12.00
			TOTAL	474.50
			CHECK	474.50
04/25/88	01	15:27	0001	7966

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24309

IDENTIFICATION REFERENCE

APR 25 3 26 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 84061