THIS INSTRUMENT PREPARED BY:
David B. Herbert
Ortale, Kelley, Herbert & Crawford
Third Floor, Noel Place
200 Fourth Avenue North
Nashville, TN 37219-2196

BOOK 7532 PAGE 125

BOX 36

MAP-PARCEL NUMBERS:

NAME & ADDRESS NEW OWNER:
Madeleine Farmer Lavoi
5900 E. Ashland Drive
Nashville, TN 37215

SEND TAX BILLS TO:
New Owner
67-
P-83, 127 & 74 & 4

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable considerations, I,

CLARENCE B. JONES

hereinafter called the Grantor, has bargained and sold, and by these presents, do transfer and convey all of my right, title and interest, the same being 1/25 interest and a 1/150th interest received from Martha Jones Creekmur by deed of record in Book 4960, page 909, Register's Office of Davidson County, Tennessee, unto

MADALEINE FARMER LAVOI

hereinafter called the Grantee, her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT I:

Situated in the 25th Civil District on the waters of Sulphur Creek and beginning at a stone beside the Hydes Ferry Pike about twenty yards from the School House and running with the pike to Hiram Conrey's, formerly A. H. McWirtir's corner, thence from the Hydes Ferry Pike with the said Conrey's line to Sulphur Creek; thence up the creek with its various meanders to a stake in the western boundary to the School House lot and thence in a northerly direction with the western boundary line of the School House lot to the place of beginning, containing 13 acres, more or less.

BEING the same land conveyed to T. P. Bateman by deed from William R. Hyde and wife, Sallie Ann Hyde, of record in Book 286, page 322, Register's Office for Davidson County, and upon T. P. Bateman's death, said property was devised to Edie I. Bateman Farmer for her life, who died May 31, 1974, remainder to the issue of Edie I. Bateman Farmer, said will of record in Will Book 2, pages 359, et seq., office of the County Court Clerk of Hardin County, Tennessee.

TRACT II:

Being Nos. 4, 5 and 6 in the division of the real estate of Jennie B. Hyde, deceased, and Richard R. Hyde, deceased, a plan of which is on record in Minute Book 1, pages 472 and 473, of the County Court of said County and is especially referred to for description. Said three lots 4, 5 and 6 contain together 437 acres including and excluding about 6-1/4 acres of Lot No. 4 sold to W. H. Hunt by deed registered in Book 109, page 88, Register's Office of Davidson County, about 4-36/160 acres of Lot No. 6 sold to Thomas J. Leek by deed in Book 44, page 68, in said Register's Office and 2-23/160 acres of Lot No. 4 or 5 or part of both lots sold to J. W. Harrington by deed in Book 45, page 711, in said Register's Office.

INCLUDED in the above description but **EXCLUDED** from this conveyance are Tracts Nos. 2, 3, 4, 5, 6, 9, 10, 11, 12, 13, 14 and 15 of the Edie I. Bateman Farmer heirs' lands, in the 13th Civil District, Davidson County, Tennessee, described according to an unrecorded survey by Jones & Moore Company, Inc., Dickson, Tennessee, dated March 31, 1975, as follows:

Said tract Nos. 2 and 3 were conveyed to Malcolm R. Mills, Sr. and wife, Martha L. Mills by deed from William M. Farmer et al, as of record in Book 4926, page 911, Register's Office for Davidson County, to which deed reference is made for a more complete description.

Said Tract No. 4 was conveyed to Henry B. Farmer by deed from William M. Farmer, et al, as of record in Book 4930, page 864, Register's Office for Davidson County, to which deed reference is made for a more complete description.

Said Tract No. 5 was conveyed to Bailey Lawrence Scott and wife, Beverly Langley Scott, by deed from William M. Farmer et al, as of record in Book 4930, page 858, Register's Office for Davidson County, to which deed reference is made for a more complete description.

Said Tract No. 6 was conveyed to William M. Farmer by deed from William M. Farmer et al, as of record in Book 4930, page 861, Register's Office for Davidson County, to which deed reference is made for a more complete description.

Said Tract Nos. 9 and 10 were conveyed to Winda Gillespie Buchanan, III by deed from William M. Farmer et al, as of record in Book 4930, page 870, Register's Office for Davidson County, to which deed reference is made for a more complete description.

Said Tract No. 11 was conveyed to Bailey H. Scott and wife, Angie Scott, by deed from William M. Farmer et al, as of record in Book 4930, page 867, Register's Office for Davidson County, to which deed reference is made for a more complete description.

Said Tracts Nos. 12, 13, 14 and 15 were conveyed to Roy W. Parker and James W. Stewart by deed from William M. Farmer et al, as of record in Book 4930, page 855, Register's Office for Davidson County, to which deed reference is made for a more compete description.

BEING part of the same land conveyed to T. P. Bateman by deed from W. H. Meeks, Trustee, of record in Book 255, page 499, Register's Office for Davidson County, and upon T. P. Bateman's death, said property was devised to Edie I. Bateman Farmer for her life, who died May 31, 1974, remainder to the issue of Edie I. Bateman Farmer, said will of record in Will Book 2, pages 359 et seq., office of the County Court Clerk of Hardin County, Tennessee.

The foregoing described property being part of the same property mentioned in an abstract of original decree filed in the Chancery Court of Hardin County, Tennessee, at Savannah, of record in Book 4879, page 327, Register's Office for Davidson County, Tennessee, and by deed from Martha Jones Creekmur of record in Book 4960, page 909, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all applicable zoning laws, building restrictions, easements, and streets or roads crossing the subject property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple , possessing a good right to convey it, and that the said land is unencumbered.

The Grantee further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to

the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand on this the 5th day of Feb., 1988.

Clarence B Jones.
Clarence B. Jones

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Clarence B. Jones, the 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 and official seal at Nashville, Tennessee, this the 5th day of Feb., 1988.

Janet E. Oakley
Notary Public
My Commission Expires July 9, 1989
My commission expires: _____

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for the transfer is $ 9500.00.

Madaleine F. La Voi
Affiant

Sworn to and subscribed before me this the 5th day of Feb., 1988.

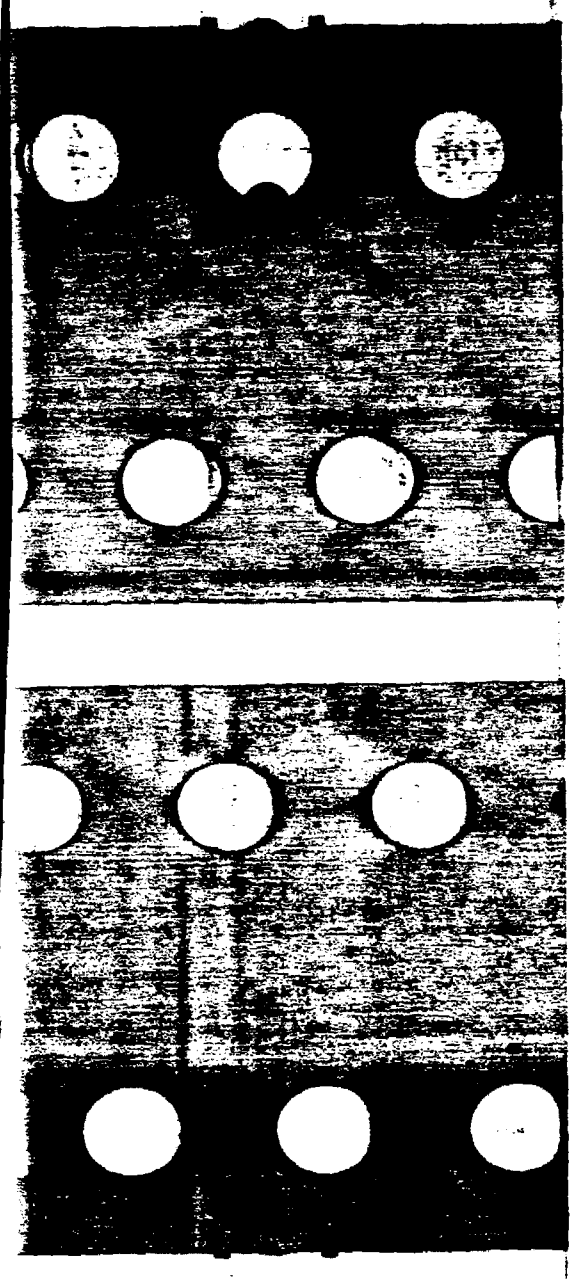
Janet E. Oakley
Notary Public
My Commission Expires July 9, 1989
My commission expires: _____

This Instrument Prepared by: David B. Herbert
ORTALE, KELLEY, HERBERT & CRANFORD
3rd Floor, Noel Place
200 Fourth Avenue North
Nashville, TN 37219

MAY 2 3 44 PM '88
DAVIDSON COUNTY, TN
REGISTER

IDENTIFICATION REFERENCE
26380

THIS INSTRUMENT PREPARED BY



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7532 PAGE 128

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 9500.00
CON TX 26.60
PRFEE 0.50
MDEED 9.00
TOTAL 36.10
CHECK ~~36.10~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK ~~[illegible] 02 1514 0001 2248~~

26380

IDENTIFICATION REFERENCE

MAY 2 3 44 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 86537