NEW PROPERTY OWNER IS AND
SEND TAX BILLS TO:
William K. Sandy
501 Green Lane
White Creek, TN. 37189

THIS INSTRUMENT PREPARED BY
HARSH, KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE

MAP 71-10 PARCEL 186

BOOK 7535 PAGE 514

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FIFTY THOUSAND ($350,000.00) DOLLARS, paid and to be paid as hereinafter set forth, WE, DONALD P. GIRTON, SR.; IRENE G. VANCE; EMMA G. MILEY; JAMES M. GIRTON and ANN G. TALBERT, all of the heirs of BESSIE E. GIRTON, Deceased, have this day bargained and sold and by these presents do hereby transfer and convey unto WILLIAM K. SANDY AND WIFE, CARROLL SANDY, as tenants by the entirety, their heirs and assigns, the following described tract or parcel of land situated in Twelfth Civil District of DAVIDSON COUNTY, TENNESSEE, more particularly described as follows:

BEING Lot Nos. 8 and 9 of the J. C. Utley's Plan, as of record in Book 21, page 14, Register's Office for said County, more particularly described as follows:

BEGINNING in the westerly margin of Brick Church Pike at the northeast corner of what was formerly Henry Raymer's Land and running west with his line, 51.6 poles to a stake in what was formerly W. B. Walton's line; thence northeast with Walton's line, 26 poles to a stake in said line; thence east with said line, 39 poles to the Brick Church Pike; thence along said Pike, to the beginning, containing 7 5/16 acres, more or less.

BEING the same property conveyed to William Manuel Girton and wife, Bessie E. Girton, by deed from B. C. Stafford, Jr. and wife, as of record in Book 3574, page 629, Register's Office for Davidson County, Tennessee.

THE SAID William Manuel Girton died testate on October 1, 1980. THE SAID Bessie E. Girton died testate on March 15, 1987 whose Will is of record in Docket #79807 in the Probate Court Clerk's Office in Davidson County, Tennessee. According to said Will said property was devised to her children, namely: Donald Phillip Girton, Irene Vance, Emma Louise Miley, James Morris Girton and Ann Talbott (a/k/a Ann Talbert), all of the Grantors herein.

THIS CONVEYANCE is made subject to any and all easements and Restrictions of record, including those contained in Book 3990, Page 746; Book 4711, page 161 and Book 7240, page 68, in the Register's Office for Davidson County, Tennessee, as well as Plat Book 4660, page 28.

27486

IDENTIFICATION REFERENCE

MAY 5 9 28 AM '88

FILED & WILSON JR. REGISTER
DAVIDSON COUNTY, TN

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said WILLIAM K. SANDY AND WIFE, CARROLL SANDY, as tenants by the entirety, their heirs and assigns, in fee simple forever.

WE COVENANT with the said GRANTEES that we are lawfully seized and possessed of the above described tract or parcel of land, that we have a good right to convey same, and that the same is unencumbered, EXCEPT for 1988 real estate taxes which are to be pro rated and payment assumed by GRANTEES, applicable zoning and building regulations, all visible easements and easements referenced hereinabove.

WE FURTHER COVENANT with the said GRANTEES and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said tract or parcel of land, unto the said WILLIAM K. SANDY AND WIFE, CARROLL SANDY, as tenants by the entirety, their heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

OF SAID CONSIDERATION of THREE HUNDRED FIFTY THOUSAND ($350,000.00) DOLLARS, the sum of Eighty Seven Thousand Five Hundred ($87,500.00) Dollars, has this day been paid in cash, the receipt of which is hereby acknowledged, and for the balance of Two Hundred Sixty Two Thousand Five Hundred ($262,500.00) Dollars, the said WILLIAM K. SANDY AND WIFE, CARROLL SANDY, have this day executed and delivered their promissory note of even date herewith for said sum, payable to the order of DONALD P. GIRTON, SR.; IRENE G. VANCE; EMMA G. MILEY; JAMES M. GIRTON and ANN G. TALBERT, secured by a deed of trust of even date executed by said GRANTEES.

POSSESSION with deed EXCEPT for Lot occupied by mobile home belonging to Irene G. Vance. Possession of said lot to be thirty (30) days from date of deed.

WITNESS our hands this the 29th day of April, 1988.

DONALD P. GIRTON, SR.

IRENE G. VANCE

EMMA G. MILEY

JAMES M. GIRTON

ANN G. TALBERT

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DONALD P. GIRTON, SR.; IRENE G. VANCE; EMMA G. MILEY; JAMES M. GIRTON and ANN G. TALBERT, the bargainors, 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 Gallatin, Tennessee, on this the 29th day of April, 1988.

NOTARY PUBLIC AT LARGE FOR
STATE OF TENNESSEE

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES: 3/29/92

O A T H

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

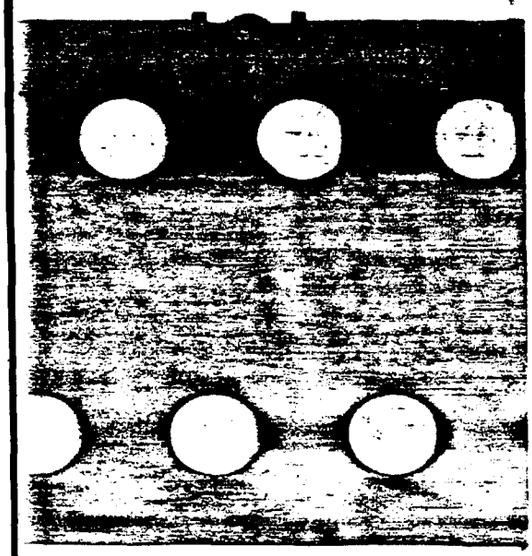
AFFIANT

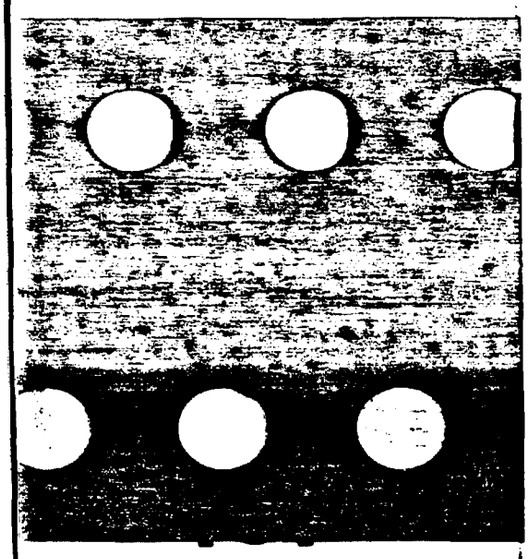
SUBSCRIBED and sworn to before me, this the 29th day of April, 1988.

NOTARY PUBLIC AT LARGE FOR
STATE OF TENNESSEE

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES: 3/29/92





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7535 PAGE 517

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
				350000.00
				CON TX 980.00
				PRFEE 0.50
				MISC 9.00
				TOTAL 989.50
				CHECK 989.50
05/05/88		01		09:30 0001 3566

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27486

IDENTIFICATION REFERENCE

MAY 5 9 28 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 87832