THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
112 Long Hollow Pike, Suite 301
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PAR. NO.
Claude E. Wair, etux P.O. Box 235 White Cedar, Tn. 37189	SAME AS NEW OWNERS	TO BE ASSIGNED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ROBERT E. NEWLIN, single man, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto the said CHARLES E. WAIR and wife, MABEL A. WAIR, hereinafter referred to as the "GRANTEE", 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 a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated November 25, 1987, as follows:
BEGINNING at an existing iron pin, the most southwest corner of this tract, and being the most southeast corner of H.W. Newlin, and being a corner to Tract 6 this survey; thence, with the line of said Newlin N. 42 deg. 15 min. 13 sec. W. 204.72 feet to an iron pin set, in the line of said Newlin, corner to Tract 4 this survey; thence with the line of said Tract 4, N. 65 deg. 47 min. 48 sec. E. 1102.93 feet to an iron pin set in the westerly margin of Crocker Springs Road, corner to said Tract 4; thence with the margin of said Road S. 4 deg. 01 min. 13 sec. E. 151.79 feet to a point in the margin of said Road; thence continuing with the margin of said Road S. 8 deg. 53 min. 22 sec. E. 247.12 feet to an iron pin set in the margin of said Road, corner to said Tract 6; thence leaving said Road and with the line of said Tract 6, S. 77 deg. 12 min. 51 sec. W. passing an iron pin at 214.22 feet and in all a total of 940.47 feet to the beginning, containing 6.71 acres, more or less.

Being part of the same property conveyed to Robert E. Newlin, by deed from Janice Newlin, of record in Book 7284, page 46, Register's Office, Davidson County, Tennessee.

THIS conveyance is made subject to a right-of-way access easement and roadway agreement recorded simultaneously herewith.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And,the Grantors does covenant with the said Grantee, that he is lawfully seized and possessed of said land in fee simple,

have a good right convey it and warranty that the same is unencumbered, except (1) 1988 State & County taxes, a lien, prorated between parties and which shall be paid by the escrow attorney when due, except for any increase in assessment or tax base shown for the year 1987, (2) Restrictions of record in Book 7475, page 937, amended in Book 7582, page 713, said Register's Office, and (3) Easement in favor of Harry Newlin of record in Book 7582, page 720, said Register's Office.

And the Grantor does further covenant and bind himself, his heirs and representatives to warranty and forever defend the title to the land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand on this the 12th day of July, 1988.

Robert E. Newlin
ROBERT E. NEWLIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT E. NEWLIN, a single man, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 12th day of July, 1988.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1/25/92

9024 07/20 0101 03CHECK 31.25

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $7,500.00.

Claude E Wan
Affiant

Sworn to and subscribed before me, this the 12th day of July, 1988.

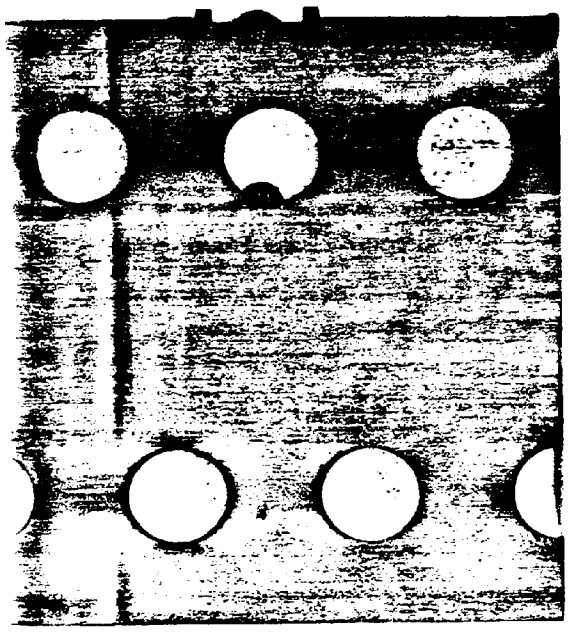
Dianne M. Cathey
NOTARY PUBLIC

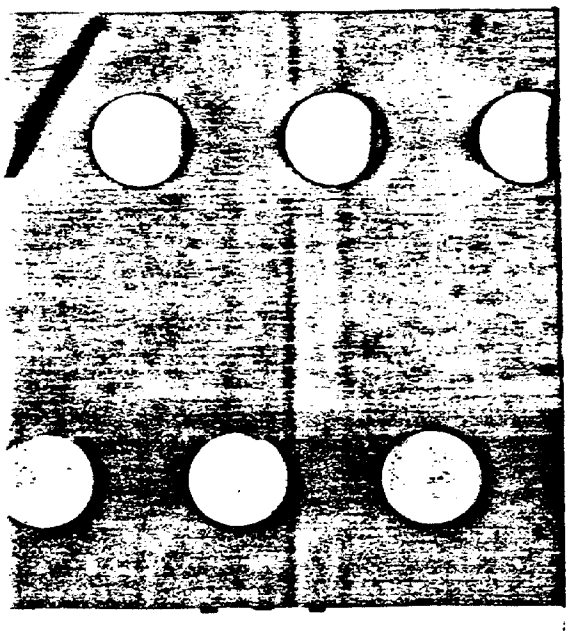
My Commission Expires: 1/25/92

IDENTIFICATION

Jul 20 10 09 AM '88

5096 1





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7604 PAGE 164

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 7500.00
				CON TX 24.75
				PRFEE 0.50
				WDEED 6.00
				TOTAL 31.25
				CHECK 31.25

07/20/88 01 10:11 0001 9024

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50991

IDENTIFICATION REFERENCE

JUL 20 10 09 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 114819