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

WARRANTY DEED

9026 07/20 0101 03CHECK 32.60

| ADDRESS NEW OWNER: | PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES: | MAP-PAR. NO. |
|---|---|---|
| Claude E. Wair, etux<br>P.O. Box 235<br>White's Creek, Tn. 37189 | SAME AS NEW OWNERS | TO BE ASSIGNED tbl |

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. 8 on a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated November 25, 1987, as follows:
BEGINNING at an iron pin set in the westerly margin of Crocker Springs Road, the most southeast corner of this tract, a corner to Tract 9 this survey, and being located along the margin of said Crocker Springs Road from an existing iron pin in the margin of said Road corner to F.W. Gray as follows: N. 49 deg. 42 min. 38 sec. W. 116.99 feet to a point in the margin of said road; thence continuing with the margin of said Road with a curve to the right having a central angle of 28 deg. 34 min. 16 sec., a radius of 660.89 feet, and an arc length of 329.56 feet to said beginning point; thence from said beginning point leaving said Road and with the line of said Tract 9, S 50 deg. 39 min. 36 sec. W. 127.78 feet to an iron pin set, corner to said Tract 9 and being at the corner of a 50 foot right of way access easement; thence with the line of said easement N. 85 deg. 56 min. 46 sec. W. 63.60 feet to an iron pin set, in the line of said easement and being a corner to Tract 7 this survey; thence with the line of said tract seven, N. 34 deg. 06 min. 54 sec. W. 50.17 feet, N. 83 deg. 25 min. 17 sec. W. 99.86 feet, N. 62 deg. 57 min. 55 sec. W. 272.01 feet, N. 52 deg. 15 min. 15 sec. W. 59.95 feet, N. 36 deg. 41 min. 11 sec. W. 100.08 feet, N. 21 deg. 25 min. 26 sec. W. 93.57 feet, and N. 15 deg. 18 min. 07 sec. W. 90.82 feet to an iron pin set, in the line of said Tract 7 and being a corner to Tract 6 this survey; thence with the line of said Tract 6, N. 78 deg. 49 min. 13 sec. E. 536.71 feet to an iron pin set in the margin of said Crocker Springs Road, corner to said Tract 6; thence with the margin of said Road and with a curve to the left having a central angle of 18 deg. 37 min. 14 sec., a radius of 902.08 feet, and an arc length of 193.17 feet to a point in the margin of said Road; thence, continuing with the margin of said Road, S. 21 deg. 08 min. 22 sec. E. 332.23 feet to the beginning, containing 5.57 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

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE DIANNE M. CATHEY

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

BOOK 7604 PAGE 171

The actual consideration or value, whichever is greater, for this transfer is $7,000.00.

Claude E Wai
Affiant

Sworn to and subscribed before me, this the 6th day of July, 1988.

Dianne M. Cathey
NOTARY PUBLIC

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

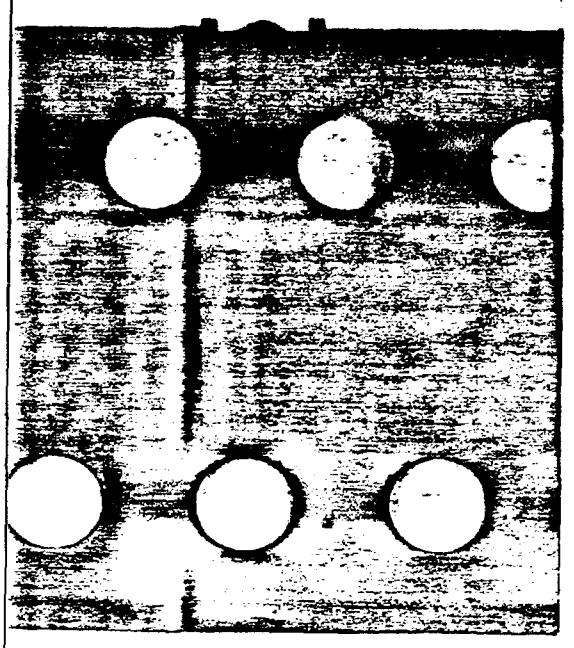
My Commission Expires: 1/25/92

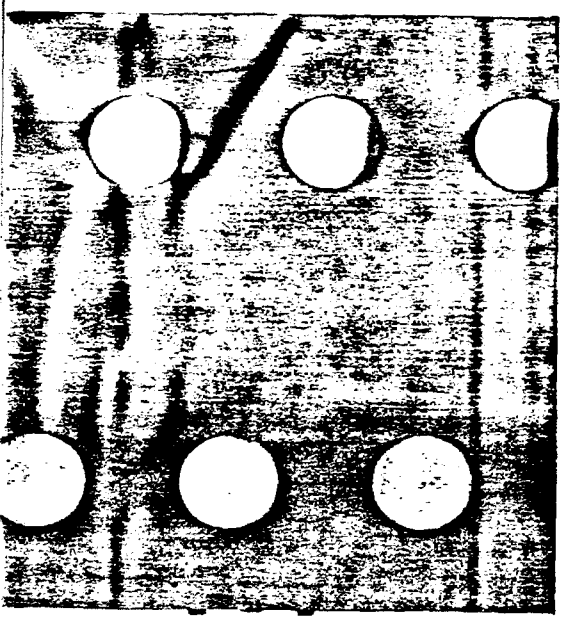
50993

IDENTIFICATION

Jul 20 10 11 AM '88

FELIX Z. WILKINS III REGISTER
DAVIDSON COUNTY, TN





**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7604 PAGE 172

| | | |
|---|---|---|
| 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 7000.00 |
| | | | | CON TX 23.10 |
| | | | | PRFEE 0.50 |
| | | | | WDEED 9.00 |
| | | | | TOTAL 32.60 |
| | | | | CHECK 32.60 |

07/20/88 01 10:12 0001 9026

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 0 9 9 3

IDENTIFICATION REFERENCE

JUL 20 10 11 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 114821