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.
James C. Ard, III, etux 1518 Lewis Rd. Madison, Tn. 37115	SAME AS NEW OWNERS	TO BE ASSIGNED

9028 07/20 0101 03CHECK 89.00

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, a single man, hereinafter referred to as the "GRANTOR", has bargaomed amd sold, and by these presents does transfer and convey unto the said JAMES C. ARD, III and wife, CARTER H. ARD, 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. 10 on a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated November 25, 1987, as follows:
BEGINNING at an existing iron pipe, the most southwest corner of this tract, and being a corner to F. W. Gray and D. B. Luster, and being a corner to Tract 11 this survey; thence, with the line of said Tract 11 N. 29 deg. 14 min. 32 sec. W. 1160.79 feet to an iron pin set, corner to said Tract 11; thence, continuing with the line of said Tract 11, N. 18 deg. 39 min. 20 sec. E. 130.45 feet to an iron pin set, corner to said Tract 11 in the westerly margin of a 50 foot right-of-way access easement; thence, with the margin of said easement for the next four calls as follows: S. 20 deg. 41 min. 45 sec. E. 61.12 feet, S. 47 deg. 48 min. 26 sec. E. 157.75 feet, N. 89 deg. 16 min. 18 sec. E. 398.27 feet, and S. 85 deg. 19 min. 59 sec. E. 205.69 feet to an iron pin set in the margin of said easement, and being a corner to Tract 9 this survey; thence, leaving said access easement and with the line of said Tract 9, S. 22 deg. 09 min. 47 sec. E. 693.32 feet to an iron pin set, corner to said Tract 9 and being a corner to said F. W. Gray; thence, with the line of said Gray S. 56 deg. 13 min. 57 sec. W. 574.95 feet to the beginning, containing 13.32 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 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, their heirs and assigns, forever.

And, the Grantor does covenant with the said Grantees, 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 and County taxes, a lien, prorated between the parties and which shall be paid by the escrow closing attorney when due, except for any increase in assessment or tax base shown for the year 1987 and (2) Restrictions of record in Book 7475, page 937, amended in Book 7582, page 713, 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 7th 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 7th day of July, 1988.

Diane M. Cathey
NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DIANE M. CATHEY AT LARGE

My Commission Expires: 1/25/92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

James C. Reid, Jr.
Affiant

Sworn to and subscribed before me, this the 7th day of July, 1988.

Diane M Cathey
NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC DIANE M. CATHEY AT LARGE

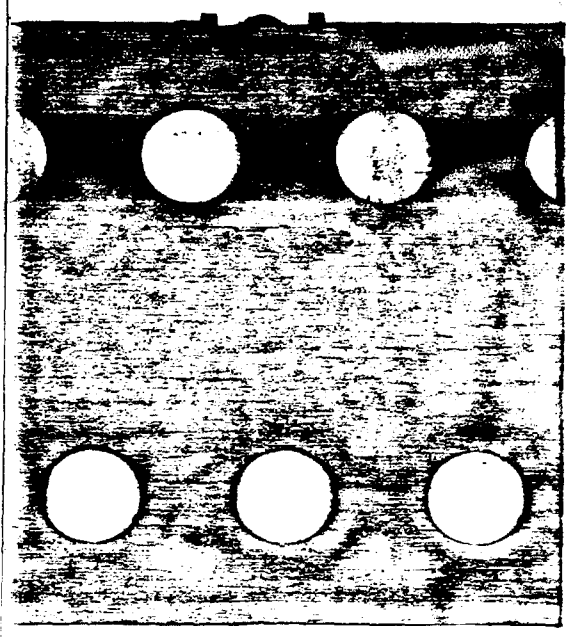
My Commission Expires: 1/25/92

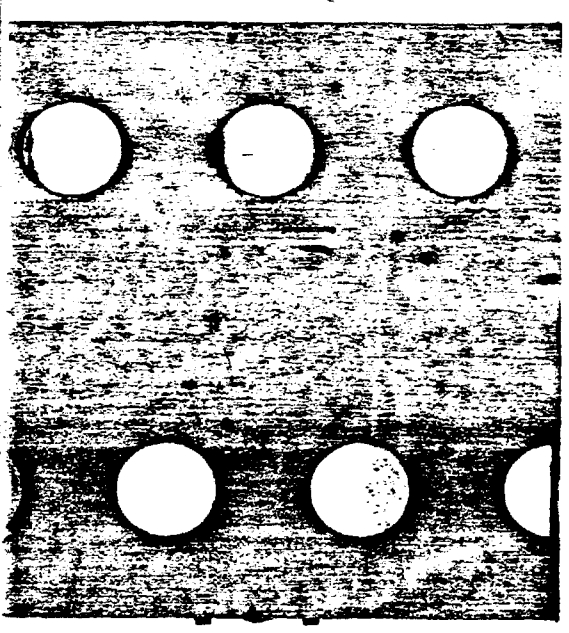
MAIL ENV.

IDENTIFICATION REFERENCE

Jul 20 10 12 AM '88

50995





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7604 PAGE 179

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 25000.00
				CON TX 82.50
				PRFEE 0.50
				WDEED 6.00
				TOTAL 89.00
				CHECK 89.00

07/20/88 01 10:13 0001 9028

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50995

IDENTIFT REFERENCE

JUL 20 10 12 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 114823