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

WARRANTY DEED

9029 07/20 0101 03CHECK 85.70

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PAR. NO.
Philip L. Henderson, etux 212 Charleston Dr. Goodlettsville, Tn. 37072	SAME AS NEW OWNERS	TO BE ASSIGNED lib

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", have bargained and sold, and by these presents do transfer and convey unto the said PHILIP L. HENDERSON and wife, MARY ANN HENDERSON, 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. 11 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 southeast corner of this tract, and being a corner to Tract 10 this survey, a corner to F.W. Gray and D.B. Luster; thence with the line of said Luster S. 44 deg. 50 min. 25 sec. W. 980.62 feet to an iron pin set in the line of said Luster, and being a corner to Tract 12 this survey; thence with the line of said Tract 12, N. 45 deg. 09 min. 35 sec. W. 400.00 feet to an iron pin set; thence continuing with the line of said Tract 12, N. 8 deg. 17 min. 43 sec. E. 1881.43 feet to a large poplar tree in the margin of a 50 foot right-of-way access easement; thence, with the margin of said easement for the next three calls as follows: S. 84 deg. 33 min. 34 sec. E. 39.04 feet, S. 42 deg. 33 min. 48 sec. E. 57.78 feet, and S. 20 deg. 41 min. 56 sec. E. 284.08 feet to an iron pin set in the margin of said access easement, corner to said Tract 10; thence with the line of said Tract 10, S. 18 deg. 39 min. 20 sec. W. 130.45 feet to an iron pin set, corner to said Tract 10; thence continuing with the line of said Tract 10 S. 29 deg. 14 min. 32 sec. E. 1160.79 feet to the beginning, containing 23.41 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 recordin 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.

50996

IDENTIFICATION REFERENCE
Jul 20 10 15 AM '88
FELIX Z WILSON REGISTER
DAVIDSON CO. TN.
MAIL ENV.

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

BIANNE M. CATHEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1/25/92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $24,000.00.

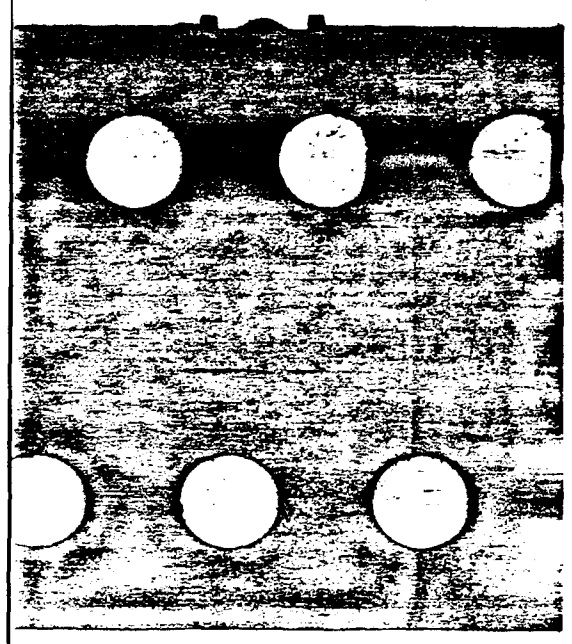
Affiant

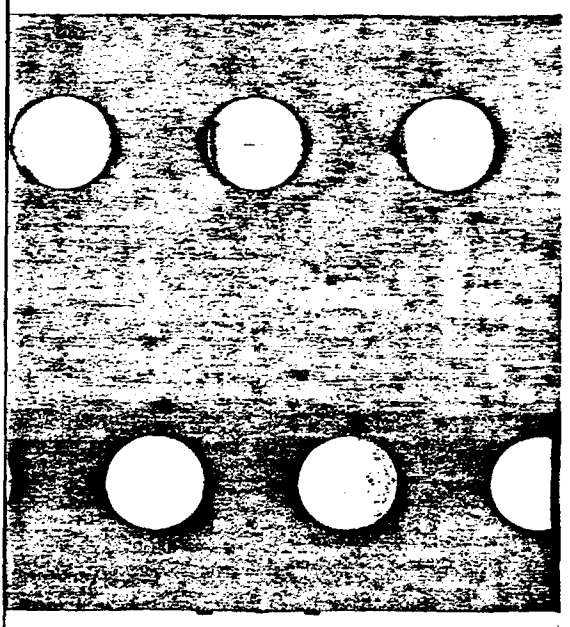
Sworn to and subscribed before me, this the 12th day of July, 1988.

Dianne M. Cathey
NOTARY PUBLIC

BIANNE M. CATHEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1/25/92





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7604 PAGE 182

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 24000.00
				CON TX 79.20
				PRFEE 0.50
				WDEED 6.00
				TOTAL 85.70
				CHECK 85.70

07/20/88 01 10:14 0001 9029

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50996

IDENTIFICATION REFERENCE

JUL 20 10 13 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 114824