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

WARRANTY DEED

9030 07/20 0101 03CHECK 87.05

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 fbh

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. 12 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 line of D.B. Luster, the most southeast corner of this tract, a corner to Tract 11 this survey, and being located along the line of said Tract 11, S. 44 deg. 50 min. 25 sec. W. 980.62 feet from an existing iron pipe, corner to said Luster and F.W. Gray; thence from said beginning point and with the line of said Luster, S. 44 deg. 50 min. 25 sec. W. 800.00 feet to an iron pin set in the line of said Luster, corner to Tract 14 this survey; thence with the line of said Tract 14, N. 46 deg. 25 min. 24 sec. W. 460.34 feet to an iron pin set, corner to said Tract 14 and Tract 13 this survey; thence with the line of said Tract 13 for the next three calls as follows: N. 24 deg. 22 min. 50 sec. E. 479.01 feet to an iron pin set; thence N. 7 deg. 47 min. 12 sec. W. 524.71 feet to an iron pin set; thence N. 36 deg. 02 min. 53 sec. E. 450.53 feet to an iron pin set at the end of a turn around of a 50 foot right-of-way access easement; thence, with a curve to the left having a radius of 50.00 feet and an arc length of 154.79 feet to a point; thence continuing with the margin of said easement for the next six calls as follows: N. 3 deg. 25 min. 35 sec. E. 251.49 feet, N. 16 deg. 36 min. 28 sec. E. 182.79 feet, N. 27 deg. 45 min. 27 sec. E. 159.62 feet, N. 21 deg. 13 min. 42 sec. E. 343.57 feet, N. 48 deg. 50 min. 38 sec. E. 132.16 feet, and N. 76 deg. 58 min. 38 sec. E. 73.04 feet to a large poplar tree in the margin of said easement, corner to Tract 11 this survey; thence, leaving said access easement and with the line of said Tract 11, S. 8 deg. 17 min. 43 sec. W. 1881.43 feet to an iron pin set, corner to said Tract 11; thence, continuing with the line of said Tract 11, S. 45 deg. 09 min. 35 sec. E. 400.00 feet to the beginning, containing 24.75 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.

WITNESS my hand on this the 11th 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 11th day of July, 1988.

Deanne M. Cathey
NOTARY PUBLIC

DIANNE M. CATHEY NOTARY PUBLIC STATE OF TENNESSEE LAGO

My Commission Expires: 1/25/92

50997

IDENTIFICATION

Jul 20 10 14 AM '88

FEE $

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 7604 PAGE 185

The actual consideration or value, whichever is greater, for this transfer is $23,500.00.

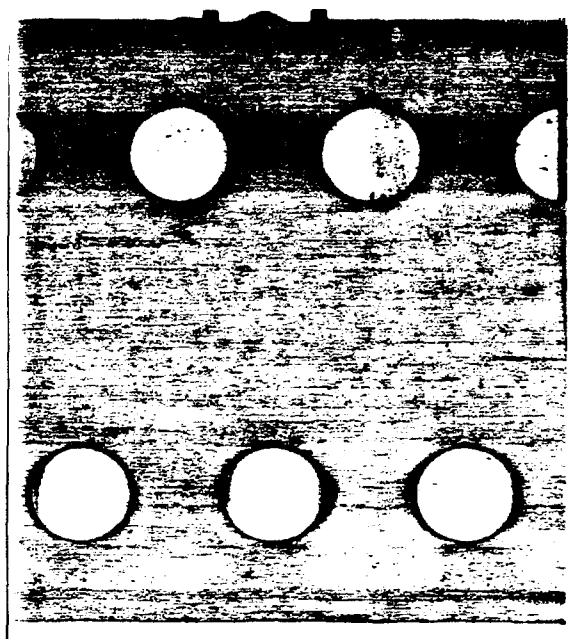
Affiant

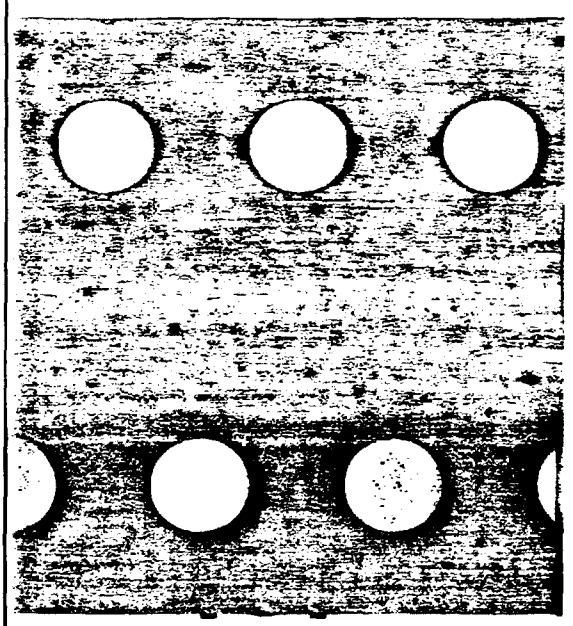
Sworn to and subscribed before me, this the 12th day of July, 1988.

NOTARY PUBLIC

My Commission Expires: 1/25/92

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7604 PAGE 186

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 23500.00
				CON TX 77.55
				PRFEE 0.50
				MTEED 9.00
				TOTAL 87.05
				CHECK 87.05
07/20/88	01			10:15 0001 9030

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50997

IDENTIFICATION

Jul 20 10 14 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 114825