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.	85.40
Johnny W. Tyra etux 5904 Highway RD. Joelton, TN. 37080	SAME AS NEW OWNERS	TO BE ASSIGNED lh	

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 JOHNNY W. TYRA and wife, BETTY JO TYRA, 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. 13 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 a 50 foot right-of-way access easement, the most northeast corner of this tract, and being a corner to H.W. Newlin; thence with the margin of said easement for the next four calls as follows: S. 27 deg. 45 min. 27 sec. W. 166.10 feet, S. 16 deg. 36 min. 28 sec. W. 192.57 feet, S 3 deg. 25 min. 35 sec. W. 257.27 feet, and with a curve to the left having a radius of 50.00 feet and an arc length of 102.43 feet to an iron pin set at the end of a turn around in said access easement, corner to Tract 12 this survey; thence with the line of said Tract 12 for the next three calls as follows: S 36 deg. 02 min. 53 sec. W. 450.53 feet to an iron pin set; thence, S. 7 deg. 47 min. 12 sec. E. 524.71 feet to an iron pin set; thence S 24 deg. 22 min. 50 sec. W. 479.01 feet to an iron pin set, corner to said Tract 12 and Tract 14 this survey; thence with the line of said Tract 14, S. 54 deg. 01 min. 46 sec. W. 866.27 feet to an existing iron post, corner to said Tract 14 and being a corner to Bobby R. Murphy; thence with the line of said Murphy for the next four calls as follows: N. 27 deg. 09 min. 04 sec. W. 221.91 feet to an existing iron pin; thence N. 29 deg. 37 min. 29 sec. W. 332.63 feet to an existing iron pin; thence N. 25 deg. 25 min. 26 sec. W. 75.18 feet to an existing iron pin; thence N 30 deg. 30 min. 10 sec. W. 234.77 feet to an existing iron pin by a set rock, corner to H.W. Newlin; thence with the line of said Newlin, N 43 deg. 37 min. 27 sec. E. 2412.28 feet to the beginning, containing 34.92 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 Grantors 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 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 20th 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 20th 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

50998

IDENTIFICATION

Jul 20 10 14 AM '88

REAL ESTATE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $23,000.00.

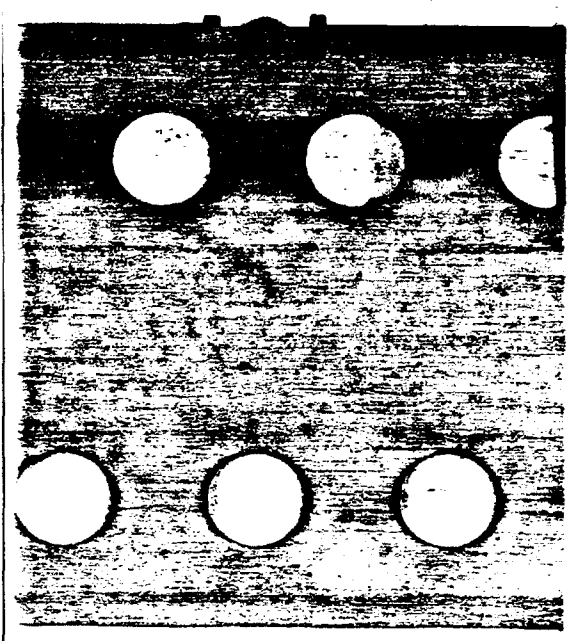
Johnny W Tyra
Affiant

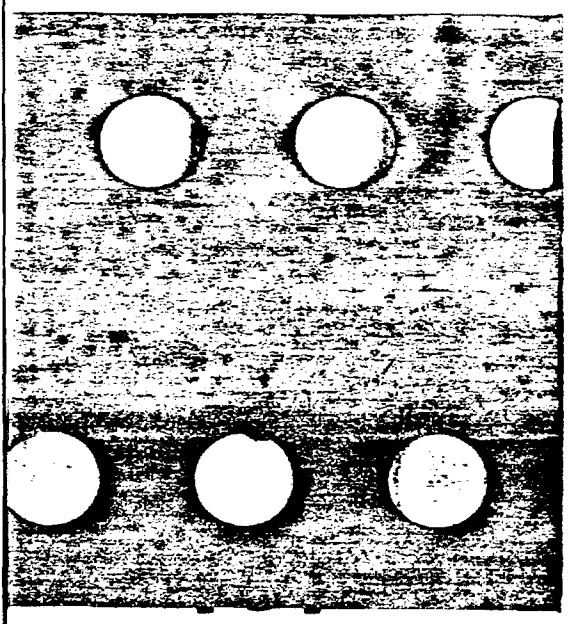
Sworn to and subscribed before me, this the 12th day of July, 1988.

Diane M. Cathey
NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE DIANE M. CATHEY

My Commission Expires: 4/25/92





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7604 PAGE 190

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 23000.00
				CON TX 75.90
				PRFEE 0.50
				WDEED 9.00
				TOTAL 85.40
				CHECK 85.40
07/20/88	01			10:15 0001 9031

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50998

IDENTIFICATION REFERENCE

JUL 20 10 14 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 114826