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

WARRANTY DEED

9032 07/20 0101 03CHECK 48.41

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PAR. NO.
Johnny W. Tyra etux 5904 Hidden Rd. Joelton, Tn. 37080	SAME AS NEW OWNERS	TO BE ASSIGNED bh

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. 14 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 northeasterly margin of Claylick Road, and being a corner to D.B. Luster; thence with the margin of said Claylick Road N. 61 deg. 58 min. 20 sec. W. 108.60 feet to a large corner post in the margin of said Road, corner to Bobby R. Murphy; thence with the line of said Murphy and leaving said Road N. 35 deg. 52 min. 53 sec. E. 17.60 feet to a large corner post, corner to said Murphy; thence continuing with the line of said Murphy N. 7 deg. 40 min. 14 sec. E. 814.10 feet to an existing iron post, corner to said Murphy and being a corner to Tract 13 this survey; thence with the line of said Tract 13, N 54 deg. 01 min. 46 sec. E. 866.27 feet to an iron pin set, corner to Tract 13 and Tract 12 this survey; thence with the line of said Tract 12, S. 46 deg. 25 min. 24 sec. E. 460.34 feet to an iron pin set, corner to said Tract 12 and in the line of said D.B. Luster; thence with the line of said Luster S. 44 deg. 50 min. 25 sec. W. 1500.00 feet to the beginning, containing 15.70 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.

50999

IDENTIFICATION OFFICE

Jul 20 10 15 AM '88

FELIX J. WILSON, JR. REGISTER DAVIDSON COUNTY

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. Catley
NOTARY PUBLIC

DIANNE M. CATLEY 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 $12,750.00.

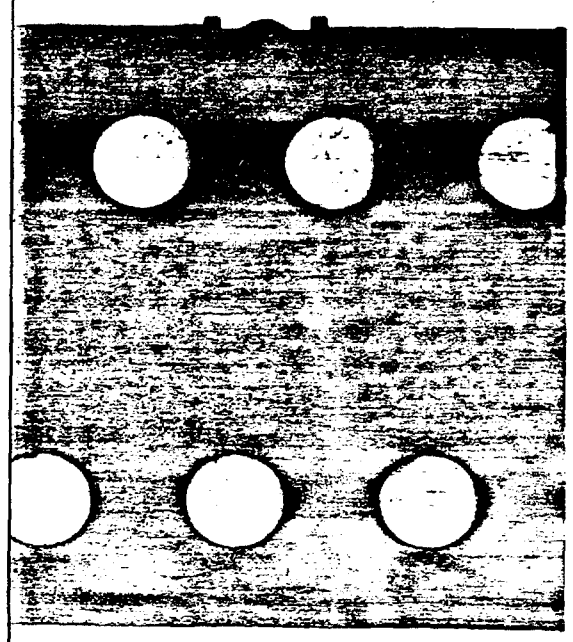
Johnny W Tyra
Affiant

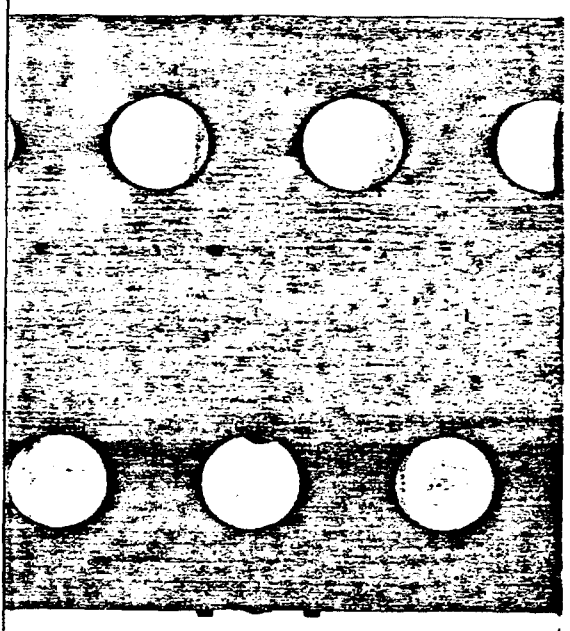
Sworn to and subscribed before me, this the 12th day of July, 1988.

Dianne M. Catley
NOTARY PUBLIC

DIANNE M. CATLEY 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 193

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 12750.00
				CON TX 41.91
				PRFEE 0.50
				WDEED 6.00
				TOTAL 48.41
				CHECK 48.41
07/20/88	01			10:16 0001 9032

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50999

IDENTIFICATION REFERENCE

Jul 20 10 15 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 114827