[ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
[Lex Lancaster et ux.		
[215 Cheswick Court	Same	012-000-102
[Nashville, Tennessee 37215		

[This instrument prepared by: Cindy S. Smith, Attorney at Law.
[1443 Janie Avenue, Nashville, Tennessee 37216 mail

WARRANTY DEED BOOK 7606 PAGE 331

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, John T. Faulkner and wife, Brenda G. Faulkner (who should have been properly identified as Brenda B. Faulkner), (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto Lex Lancaster and wife, Ava Lancaster, (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows to wit:

Land in the 12th Civil District of Davidson County, Tennessee, and being Tract No. 7 as shown on an unrecorded survey by David A. Johnson, Surveyor License #1352, dated October 25, 1985, as follows: Beginning at an iron pin located in the north margin of Baker Road, said pin being the southeast corner of the herein described tract and being North 58 degrees, 35' 09" West 137.58 feet and along a curve having a radius of 637.94' and a distance of 17.74 feet from the southeast corner of a tract of land owned by J. A. Stromatt by deed of record in Book 6544, Page 579, Register's Office for said County, thence from said Beginning Point, along the north margin of Baker Road along a curve to the left having a central angle of 13 degrees 56' 29" and a radius of 637.94' a distance of 155.23 feet, to an iron pin; thence leaving the north margin of Baker Road, North 26 degrees 54' 25" East 1,427.78 feet to an iron pin in the south right-of-way of the Seaboard Systems Railroad; thence with said right-of-way South 60 degrees 27' 16" east 154.62 feet to an iron pin; thence leaving said right-of-way South 26 degrees 54' 25" West 1,409.71 feet to the point of beginning, containing 5.02 acres, more or less.

Being the same property conveyed to John T. Faulkner and wife, Brenda G. Faulkner (who is properly identified as Brenda B. Faulkner), by deed from Cordell Roberts and wife, Nadine Roberts, of record in Book 6870, Page 29, Register's Office for Davidson County.

Brenda G. Faulkner is known as Brenda B. Faulkner and is one and the same person as Brenda B. Faulkner.

Conveyance of such property is made expressly subject to the following: (1) Taxes for the current year which have been prorated and the payment of which has been assumed by the grantees; (2) Any and all zoning regulations, building restrictions, setback lines, easements and rights-of-way for public utilities of record.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this transfer is $35,000.00.

Affiant

[Subscribed and sworn to before me this 20th day of July, 1988.

Notary Public
My Commission Expires 11/12/90

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 20th day of July, 1988.

John T. Faulkner

Brenda G. Faulkner who is properly identified as Brenda B. Faulkner and who signs here below as such

Brenda B. Faulkner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Cindy S. Smith, a Notary Public in and for said County and State, the within named John T. Faulkner and wife, Brenda G. Faulkner (who is properly identified as Brenda B. Faulkner), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of July, 1988.

Notary Public
My Commission Expires: 11/22/90

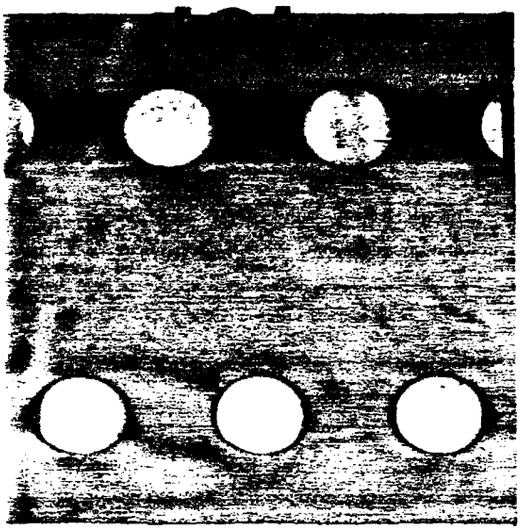
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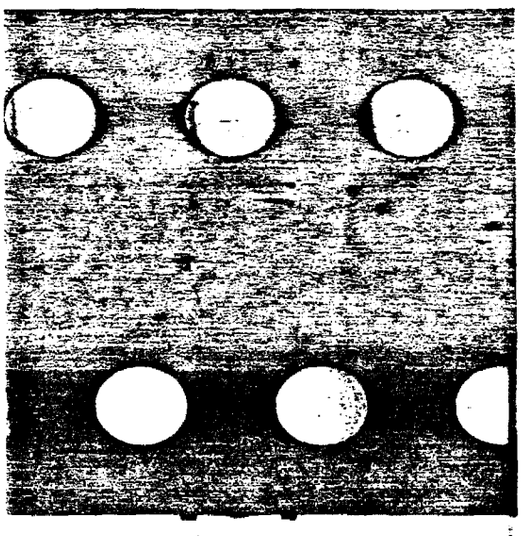
IDENTIFICATION REFERENCE

JUL 21 4 09 PM '88

FELIX Z. WILSON - REGISTER
DAVIDSON COUNTY, TN

9826 07/21 0101 03CHECK 122.00





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7606 PAGE 333

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 35000.00
CON TX 115.50
PRFEE 0.50
~~UFEED 6.00~~
~~TOTAL 122.00~~
CHECK 122.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/21/88 01 16:10 0001 9826

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IDENTIFICATION REFERENCE

JUL 21 4 09 PM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 115608