RE-RECORD
BOOK 7609 PAGE 638

[ADDRESS NEW OWNER:	] SEND TAX BILLS TO:	] MAP-PARCEL NOS.	] 6.00
[	]	]	]
[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]

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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. BOOK 7606 PAGE 332

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

John T. Faulkner

Brenda G. Faulkner

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

Brenda B. Faulkner

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.

Cindy S. Smith

Notary Public
My Commission Expires: 11/22/90

RE-RECORD
5278.

IDENTIFICATION REFERENCE
Jul 26 1 37 PM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

9826 07/21 0101 03CHECK 122.00

IDENTIFICATION REFERENCE
Jul 21 4 09 PM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

5117 0115