BOOK 7643 PAGE 398

THIS INSTRUMENT PREPARED BY:
BAKER, WORTHINGTON, CROSSLEY, STANSBERRY & WOOLF
313 East Main, Suite One
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER:
Jeffery W. West
416 Rosehill Drive
Goodlettsville, Tn 37072

SEND TAX BILLS TO:
Jeffery W. West
416 Rosehill Drive
Goodlettsville, Tn 37072

MAP-PARCEL NO.
Map 25, P/O Parcel 45
Field Book GO 11671

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, CAROL H. HINKLE (being the same as Virginia Carol Hall Hinkle), hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto JEFFERY W. WEST and wife, LESLIE A. WEST, hereinafter called the Grantees, 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 Eleventh Councilmanic District of Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor, #823, dated June 14, 1988, and revised August 9, 1988, and known as Job No: 880137, more particularly described as follows:

Tract No. 4 of the Hall/Hinkle property.
Beginning at a concrete monument, said point of beginning being the Northwestern terminus of Rose Hill Drive as recorded in Ranch Wood Estates in Book 3300, page 59, R.O.D.C., Tn.; thence with the terminus of Rose Hill Drive S04°40'24" W 55.47' to a point; thence continuing with Ranch Wood Estates but leaving Rose Hill Drive S04°40'24" W 263.11' to a concrete monument; thence leaving said Ranch Wood Estates N13°14'55" W 891.97' to an iron pin; thence N01°48'28" E 468.62' to an iron pin; thence N82°08'26" E 304.38' to an iron pin; thence S05°14'11" W 73.39' to an iron pin the Northwest corner of said Ranch Wood Estates; thence with a fence and with Ranch Wood Estates the following calls: S05°01'08" W 151.52' to an iron pin; thence S04°04'45" W 199.42' to an iron pin; thence S03°26'36" W 177.00' to a concrete monument; thence S04°32'44" W 125.67' to a concrete monument; thence S05°18'29" W 337.28' to the point of beginning, containing 5.99 acres more or less.

Being part of the same property conveyed to Sadie Mai Hall by deed of record in Book 3869, page 372, Register's Office, Davidson County, Tennessee. Sadie Mai Hall died November 26, 1969 and under the terms of her will of record in the Probate Court of Davidson County, Tennessee, in Will Book 95, page 409, the above described property was bequeathed to her mother, Laura Peay Hitt, if she survived, otherwise to her daughter, Virginia Carol Hall Hinkle. Laura Peay Hitt predeceased Sadie Mai Hall in April of 1968.

THIS CONVEYANCE IS MADE SUBJECT TO:
(1) A 20' N.E.S. Power Easement along the Easterly property line, a Tennessee Valley Authority Transmission Line Easement, and a Nashville Electric Service Transmission Line Easement, as shown on Exhibit A attached hereto.
(2) Restrictions:
   a. No mobile or modular homes permitted.
   b. Any home built on the property must contain a minimum of 1,800 sq.ft. of living area on main floor, excluding basements, garages, carports and breezeways.
(3) 1988 taxes, which shall be prorated between the parties.

This is unimproved property known as: Hitt Lane
Goodlettsville, Tn 37072

SEP 2 10 59 AM '88

MAIL ENT.
6445

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

I, JOE W. HINKLE, husband of Carol H. Hinkle, join in this conveyance for the purpose of conveying any marital interest I may have in the above described property.

WITNESS our hands on this the 1st day of September, 1988.

Carol H. Hinkle
CAROL H. HINKLE

Joe W. Hinkle
JOE W. HINKLE

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, CAROL H. HINKLE and husband, JOE W. HINKLE, the bargainors, 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 Hendersonville, Tennessee, this the 1st day of September, 1988.

William R. Wright
NOTARY PUBLIC

My commission expires: 6/3/91

(seal)

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $22,500.00.

Jeffrey W. West
AFFIANT

Subscribed and sworn to before me this the 1st day of September, 1988.

Ann H. Byars
NOTARY PUBLIC

My commission expires: 1-5-92

(seal)

EXHIBIT A

BOOK 4190, Pg. 371

BOOK 7643 PAGE 100

LANE

N 19°14'43" E
250.00'
50'
746.74'
100.00'
S 70°45'17" E
100.00'
N 70°45'17" W
13.79'
N 15°42'55" E
271.78'
N 11°39'50" E
247.77'
N 06°28'52" E
240.50'
℄ ALLEY
N 10°26'52" E
348.50'

S 50°19'35" E
434.10'
EASEMENT
POWER

N E S POWER EASEMENT
N 11°39'50" E
923.81'
75'
100'
250'
75'

EASEMENT

TVA TOWER
N E S
181.36'

5.
8.02 ACRES±

N 11°39'50" E
961.20'
NORTH NASHVILLE #3
LW 4920
NORTH NASHVILLE #2 WEST
LW - 4908 SH. 2
891.97'
N 01°48'28" E
468.62'
75'
150'
75'
75'

N 82°08'26" E
304.38'
POWER EASEMENT
485.73'
60'
30' 30'
30'
20'
N E S
198.66'
S 23°28'04" E

3
5.10 ACRES±

FUTURE PARADISE
PARADISE
S 13°14'55" E
PARADISE - NORTH NASHVILLE #1 EAST
LW 4911
TVA TOWER

4
5.99 ACRES±

N E S POWER EASEMENT
FENCE ALONG ℄
20'
TVA POLE
73.39'
61.89'
S 05°14'11" W
135.27'

49.93'
S 42°45'01" W
318.58'
S 04°40'24" W
337.28'
S 05°18'29" W
125.67'
S 04°32'44" W
177.00'
S 03°26'36" W
199.42'
S 04°04'45" W
151.52'
S 05°01'08" W

ROSEHILL DRIVE

RANCHWOOD ESTATES
BOOK 3300, Pg. 59

NES 161 KV TO GOODLETTSV

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7643 PAGE 401

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 22500.00
CON TX 74.25
PRFEE 0.50
WDEED 9.00
TOTAL 83.75
CHECK 83.75

09/02/88 01 11:00 0001 3491

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64458

IDENTIFICATION REFERENCE

SEP 2 11 00 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 130564