This instrument prepared by:

John Robert Martin and
L. H. Melton

Sam M. Balthrop
BALTHROP AND PERRY
An Association of Attorneys
102 Frey Street, P. O. Box 82
Ashland City, Tennessee 37015

TO:
Charles S. Huddleston
2111 Buena Vista Pike
Nashville, Tennessee 37218

MAP: 57

PARCEL: 98 (part of)

SEND TAX BILLS TO SAME

MAIL ENV. SEP 30 10 43 AM '98 FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TN IDENTIFICATION REFERENCE 7.2 34.0

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, John Robert Martin and L. H. Melton, Grantors herein; have bargained and sold and by these presents do convey unto Charles S. Huddleston, Grantee herein, his heirs and assigns, the following described property:

2507 09/30 0101 03CHECK 36.89

LAND in the 13th Civil District of Davidson County, Tennessee, being more particularly described as follows: BEGINNING at a point in the west margin of a 50 foot right of way, said point being the northeast corner of Tract No. 4 containing 5.66 acres more or less of a 1973 survey by Georama Land Surveying, said tract having been heretofore conveyed to grantee herein, said point also being north 15° 30 min. 55" east 935.58 feet from the intersection of the north right of way line of Hydes Ferry Pike and the west margin of said 50 foot right of way; thence north 15° 30 min. 55" east 300 feet to a point; thence north 72° 35 min. 40" west 1030 feet to a point; thence south 6° 57 min. 33" west 520 feet to a point; the northwest corner of tract 2, thence south 86° 45 min. east 939.91 feet to the point of beginning and containing 7.54 acres more or less.

AND BEING a part of the same land conveyed to John Robert Martin and L. H. Melton by deed of record in Book 4707, page 667 in the Register's Office of Davidson County, Tennessee.

Bonnie Martin and Martha Melton join in this instrument to convey such homestead or other marital interest as they may have in the hereinabove described property as the wives of John Robert Martin and L. H. Melton, respectively.

This conveyance is subject to a 150 foot wide T.V.A. easement and to all muncipal planning and zoning regulations and ordinances.

Grantors further convey to grantee all their right, title and interest in and to the 300 foot length of the 50 foot right of way which bounds the tract described hereinabove on the east, subject to the rights of others, if any, to use said right of way.

To have and to hold the said parcel of real property, with

appurtenances, estate, title, and interest thereto belonging unto the said Grantee, his heirs and assigns forever. We do covenant with Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered unless otherwise herein set forth. We do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF We have hereunto set our hands this the ___ day of 19th April, 1988.

John Robert Martin

L. H. Melton

Bonnie Martin

Martha Melton

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, a Notary Public in and for said State and County, John Robert Martin and wife, Bonnie Martin, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. WITNESS MY HAND, at office, this the 19th day of April, 1988.

Karen M Robertson
NOTARY PUBLIC

My Commission Expires: 3-23-91

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, a Notary Public in and for said State and County, L. H. Melton and wife, Martha Melton, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained. WITNESS MY HAND, at office, this the 19 day of April, 1988.

Karen M Robertson
NOTARY PUBLIC

My Commission Expires: 3-23-91

BOOK 7665 PAGE 943

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value of property, (whichever is greater) is $8,294.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Grantee

SWORN TO and subscribed before me this the 19 day of April 1988.

Karen M. Peterson
NOTARY PUBLIC

My Commission Expires: 3-23-91



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7665 PAGE 944

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
			MAMT	8294.00
			ERR	CO
			MAMT	8294.00-
			CAMT	8294.00
			CON TX	27.39
			PRFEE	0.50
			WDEED	9.00
			TOTAL	36.89
			CHECK	36.89

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 09/30/98 01 10:45 0001 2507

7.2340

IDENTIFICATION REFERENCE

SEP 30 11 43 AM '98

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 139445