THIS INSTRUMENT PREPARED BY: Daniel P. Niznik, Attorney
Madison Title Company
Box 1368
Madison, Tennessee 37116

BOOK 7724 PAGE 4

WARRANTY DEED

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP-PARCELS NOS.
Scotty E. Tobitt, etux 1055 Neely's Bend Road Madison, Tennessee 37115	SAME AS NEW OWNERS	Map 12 Parcel 165

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, We, J. HAROLD SHANKLE and wife, BOBBIE SHANKLE, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said SCOTTY E. TOBITT and wife, ANN MICHELE TOBITT, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot Number 2 on the Plan of Bakers Fork Estates of record in Plat Book 6900, page 761, Register's Office for Davidson County, Tennessee and more particularly described as follows:
BEGINNING at an existing iron pin located in the westerly right-of-way margin of Old Dickerson Pike and marking the corner common to Lot Number 1 and this Lot; thence, with said westerly margin, South 34 degrees 11 minutes 58 seconds East, 100.00 feet to an existing iron pin; thence, leaving said westerly margin, South 60 degrees 59 minutes 48 seconds West, 714.77 feet to an existing iron pin; thence, North 05 degrees 51 minutes 38 seconds West, 180.00 feet to an existing iron pin; thence, North 66 degrees 55 minutes 27 seconds East, 638.39 feet to the point of beginning, containing 2.08 acres, more or less.

TOGETHER with a 20-foot wide Joint Use Perpetual Easement of ingress and egress for the use and benefit of Lots 1 thru 4 of Bakers Fork Estates by instrument filed in book 7683, page 959, said Register's Office, according to a survey by R. L. Montoya, Job No. 87-11-132, dated 8-3-88, as follows:
BEGINNING at an existing concrete monument located in the westerly rights-of-way of Old Dickerson Pike and the corner common to Harold R. Shankle property as defined in Deed Book 6882, page 188, R.O.D.C., Tennessee and Lot No. 1; thence, leaving said westerly margin along the line common to Shankle property and Lot No. 1, South 75 degrees 29 minutes 29 seconds West, 120 feet to a point; thence, North 14 degrees 30 minutes 31 seconds East, 20.00 feet to a point; thence North 75 degrees 29 minutes 29 seconds East, 112.84 feet to the westerly right-of-way margin of Old Dickerson Pike; thence, with said westerly margin south 34 degrees 11 minutes 58 seconds East 21.24 feet to the point of beginning, containing 2328 square feet more or less.
Being part of the same property conveyed to J. Harold Shankle and wife, Bobbie Shankle by deed from Annie Mae Leeman Tarpley, Lillian Novella Leeman Gregory, Ella Belle Leeman Arrowood and John Thomas Leeman as of record in Book 6882, page 161, Register's Office for Davidson County, Tennessee.

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, We, the GRANTORS do covenant with the said GRANTEES, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except:

1. 1988 State & County taxes, paid in full by Sellers.

2. Easement for right of way granted to Davidson County, Tennessee, of record

record in Book 1634, page 623, said Register's Office.

3. Easement for right of way granted to Southern Bell Telephone & Telegraph Company of record in book 1118, page 463, said Register's Office, if applicable.

4. Lot is approved for single family residence only.

5. Letter from Metropolitan Government of Nashville and Davidson County, of record in book 4797, page 445, said Register's Office.

6. Restrictions of record in Book 6882, page 161, said Register's Office, as follows, to-wit:

1. The property shall be used for residential purposes only.

2. Any dwelling house constructed upon the property shall contain a minimum of One Thousand Six Hundred (1,600) square feet of living area on the main floor, excluding garages, carports, breezeways and connected outbuildings.

3. All utility buildings, barns or other appurtenant structures constructed on the property shall be stained or painted.

4. No swine or poultry shall be permitted on the said property.

5. No junk vehicles or inoperable vehicles shall be permitted on the said property.

6. No mobile home or trailer shall be permitted on the property hereinabove described.

7. No dirt, top-soil or sub-soil shall be removed from the said property.

7. The Plan of record in Book 6900, page 761, said Register's Office, shows an Owner's Certificate, and a 20 foot easement for public utility and drainage purposes along the southern lines of said lot and a 6' x 30' foot utility anchor easement located on the northeast and southeast corner of said lot.

8. Property is in an area designated as a special flood hazard area.

And We, the GRANTORS, do further covenant and bind ourselves, our 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.

WITNESS our hands on this the 8th day of December, 1988.

"GRANTORS"

J. Harold Shankle
J. HAROLD SHANKLE

Bobbie Shankle
BOBBIE SHANKLE

"GRANTEES"

Scotty E. Tobitt
SCOTTY E. TOBITT

Ann Michele Tobitt
ANN MICHELE TOBITT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. HAROLD SHANKLE and wife, BOBBIE SHANKLE, 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 this the 8th day of December, 1988.

NOTARY PUBLIC

My Commission Expires: 12-15-91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SCOTTY E. TOBITT and wife, ANN MICHELE TOBITT, 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 this the 8th day of December, 1988.

NOTARY PUBLIC

My Commission Expires: 12-15-91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $24,500.00

AFFIANT

Sworn to and subscribed before me, this the 8th day of December, 1988.

NOTARY PUBLIC

~~My Commission Expires:~~

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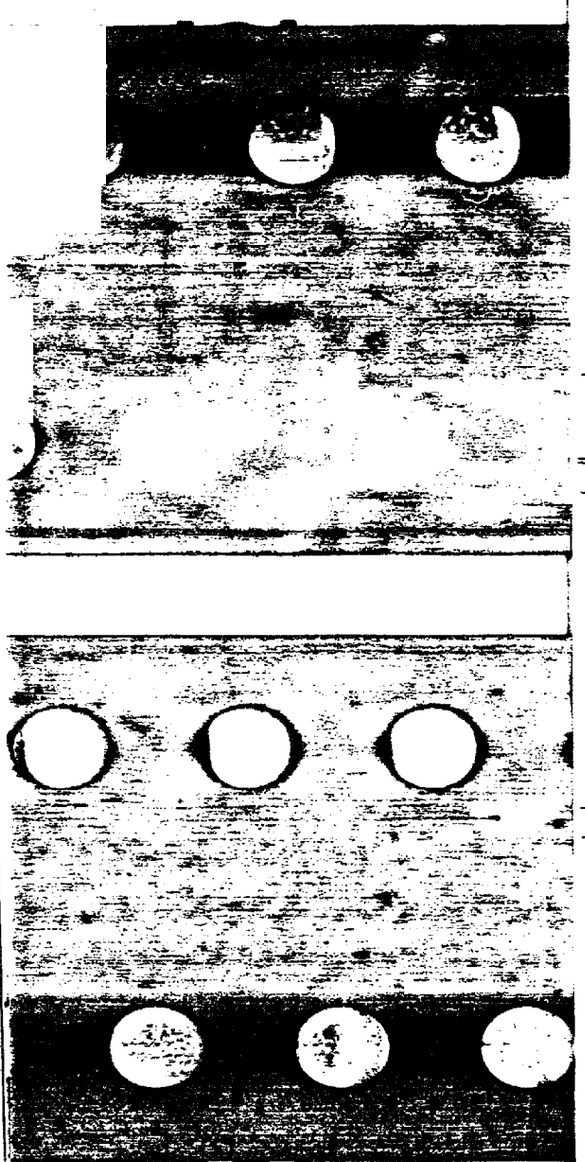
92227

IDENTIFICATION REFERENCE

Dec 9 10 59 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH



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

RECEIVED OF _____

FOR _____

BOOK 7724 PAGE 7

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	24500.00
CON TX	80.85
PRFEE	0.50
PRFEE	0.50
ERR	CO
PRFEE	0.50-
WDEED	9.00
TOTAL	90.35
CHECK	90.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID 12/09/88 01 10:59 0001 5857

92227

IDENTIFICATION REFERENCE

Dec 9 10 59 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 162055