INSTRUMENT PREPARED BY:
LOCKERT & LOCKERT, LAWYERS
105 SYCAMORE STREET
ASHLAND CITY, TENNESSEE 37015

BOOK 7742 PAGE 641

WARRANTY DEED

NAME AND ADDRESS OF NEW OWNER: Mary Proctor O'Neil and
SEND TAX STATEMENTS TO SAME Catherine Proctor Grose
MAP 47, PARCELS 113 AND 115 Windsor Tower Apt. 708
Nashville, Tennessee 37205

mail

FOR AND IN CONSIDERATION of the sum TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, CHARLES MARQUISS, TRUSTEE, CHARLES MARQUISS ESTATE TRUST, have bargained and sold, and by these presents do transfer and convey unto the said MARY PROCTOR O'NEIL AND CATHERINE PROCTOR GROSE, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in 11th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

TRACT NO. V on the Jesse Hampton Division of Tract No. 16 of the E. E. Brown lands, not of record, described according to a survey by Ralph W.C. Lambert, dated June 22, 1976, and revised July 19, 1976, as follows: BEGINNING at an iron pin in the westerly margin of Old Hickory Boulevard; thence with said margin, N. 22° East 100 feet to an iron pin; thence leaving said margin, N. 60° 27' West 3,119.48 feet to an iron pin; thence S. 22° West 753.25 feet to an iron pin; thence S. 72° 30' East 3,102.0 feet to the point of beginning, containing 30.29 acres, more or less.

TRACT NO. VI on the Jesse Hampton Division of Tract No. 16 of the E.E. Brown lands, not of record, described according to a survey by Ralph W. C. Lambert, dated June 22, 1976, and revised July 19, 1976, as follows: BEGINNING at an iron pin in the westerly margin of Old Hickory Boulevard; thence with said margin, N. 22° East 135 feet to an iron pin; thence leaving said margin, N. 60° 27' West 854.2 feet to an iron pin; thence N. 49° 51' West 2,363.22 feet to an iron pin; thence N. 22° East 1,895.79 feet to an iron pin; thence N. 87° 48' 20" West a distance of 3,374.74 feet to an iron pin; thence S. 4° 08' 50" West 2,457.88 feet to an iron pin; thence S. 75° 32' East 2,442.0 feet to an iron pin; thence N. 22° East 753.25 feet to an iron pin; thence S. 60° 27' East 3,119.48 feet to the point of beginning and containing 203.9 acres, more or less,

AND BEING the same property conveyed to Charles Marquiss, Trustee, for the Charles Marquiss Estate Trust, by deed from Robert A. McDowell, Jr., of record at Book 6682, Page 320, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to restrictions of record at Book 6682, Page 320, Register's Office for Davidson County, Tennessee.

2864 01/03 0101 03CHECK 560.90

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY HAND, this the 3rd day of January, 1989.

CHARLES MARQUISS ESTATE TRUST, by: Charles Marquiss Trustee
CHARLES MARQUISS, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Charles Marquiss, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Trustee of the Charles Marquiss Estate Trust, and that he as such Trustee being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the Trust by the said Charles Marquiss as such Trustee.

Witness my hand, at office in Ashland City, Tennessee, this the 3rd day of January, 1989.

MY COMMISSION EXPIRES:
May 16, 1990

V. Joyce Loyd
NOTARY PUBLIC

V. JOYCE LOYD NOTARY PUBLIC CHEATHAM COUNTY STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

The actual consideration for this transfer or value of the property, (whichever is greater) is $168,000.00

Charles Marquiss Trustee

Sworn to and subscribed before me, this the 3rd day of January, 1989.

MY COMMISSION EXPIRES: 10/1/92

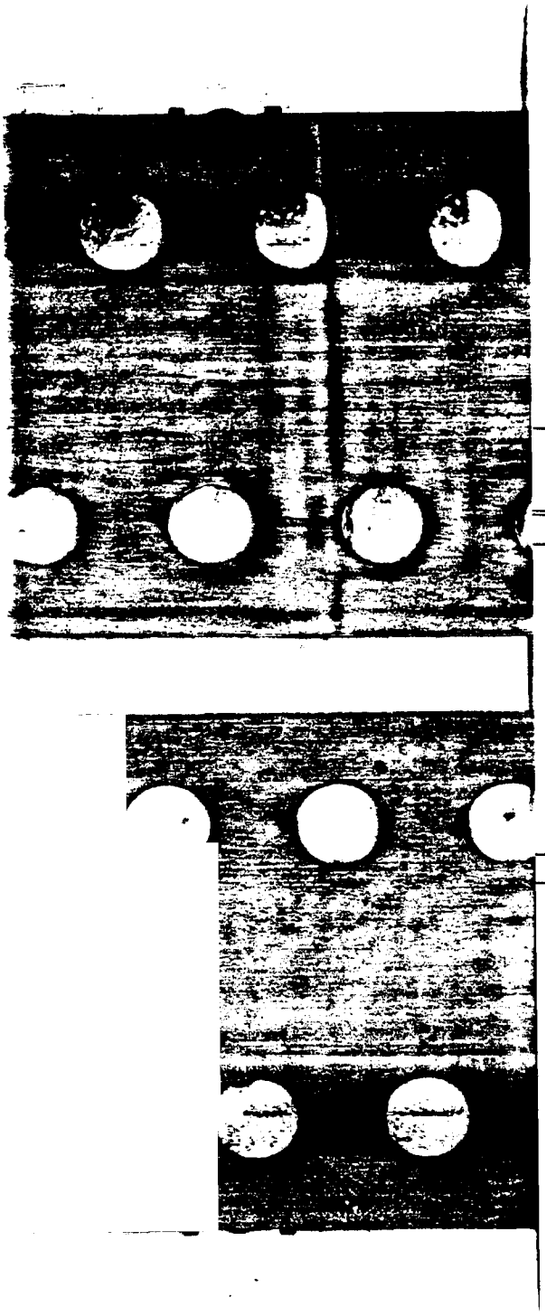
Jimmy P Lobert
NOTARY PUBLIC

JIMMY P. LOBERT NOTARY PUBLIC CHEATHAM COUNTY STATE OF TENNESSEE

IDENTIFICATION REFERENCE

98562

FILED FOR RECORD
JAN 31 1989 AM 8:00
FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN



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

RECEIVED OF _____

FOR _____

BOOK 7742 PAGE 613

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	168000.00
			CON TX	554.40
			PRFEE	0.50
			WDEED	6.00
			TOTAL	560.90
			CHECK	560.90
01/03/89	01		13:32 0001	2864

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98562

IDENTIFT REFERENCE

JAN 3 1 30 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 169564