mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Gerry Dean Comer, et ux Rt. 3, Box 279, Lickton Pike Goodlettsville, TN 37072	Same as new owner	Map 17 Parcel 198

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JIM SISCO joined by his wife, CHARLENE R. SISCO, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said GERRY DEAN COMER and wife, KATHERINE ALLISON COMER, hereinafter referred to as 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 10th Civil District of Davidson County, Tennessee and described according to a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated November 8, 1988, as follows:
>
> BEGINNING at an iron pin set in the line of Spurlock the most southeast corner of this tract, and being the most northeast corner of Gerry Dean Comer Property of record in Deed Book 6557, page 614, Register's Office, Davidson County, Tennessee, thence with the line of said Comer S 89° 25' 00" W 271.50 feet to a point; corner to said Comer; thence, with a new line N 13° 14' 45" E 100.00 feet to an iron pin set; thence, continuing with a new line N 89° 38' 00" E 212.38 feet to an iron pin set in the line of said Spurlock; thence with the line of said Spurlock S 21° 13' 26" E 100.00 feet to the beginning, containing 0.53 acre more or less.
>
> BEING part of the same property conveyed to Jim Sisco by deed from C. W. Culwell, Jr. and R. L. Culwell, of record in Book 6129, page 37, Register's Office for Davidson County, Tennessee.

The GRANTORS hereby reserve for the use and benefit of the GRANTORS, their heirs, personal representatives or assigns and for the common use of the GRANTEES a permanent, perpetual, non-exclusive right of way access easement and roadway and utility easement, with the full right to grade, gravel, concrete or pave the same and with the right to install cable or pipe or other utility lines within the metes and bounds of same, 50 feet in

width crossing the most easterly portion of the above described tract, and more specifically described as follows, to-wit:

> BEGINNING at an iron pin set, the most northeast corner of Gerry Dean Comer property, said point being the beginning point of the above described tract; thence S 89° 25' 00" W 53.43 feet to a point in the line of said Comer; thence, N 21° 13' 26" W 100.95 feet to a point; thence N 89° 38' 00" E 53.77 feet to a point in the line of said Spurlock; thence with said Spurlock S 21° 13' 26" E 100.00 feet to the beginning, containing 0.11 acre more or less.

Charlene R. Sisco wife of Jim Sisco, joins in this conveyance to convey any and all right, title or interest which she may have in the said property, marital or otherwise.

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.

And we, the GRANTORS, do further covenant and bind ourselves. 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 30th day of December, 1988.

Jim Sisco
JIM SISCO

Charlene R. Sisco
CHARLENE R. SISCO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JIM SISCO and wife, CHARLENE R. SISCO, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 30th day of December, 1988.

NOTARY PUBLIC

My Commission Expires: Jan 11, 1992

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 50000.

Affiant

Sworn to and subscribed before me, this the 30th day of December, 1988.

NOTARY PUBLIC

My Commission Expires: Jan 11, 1992

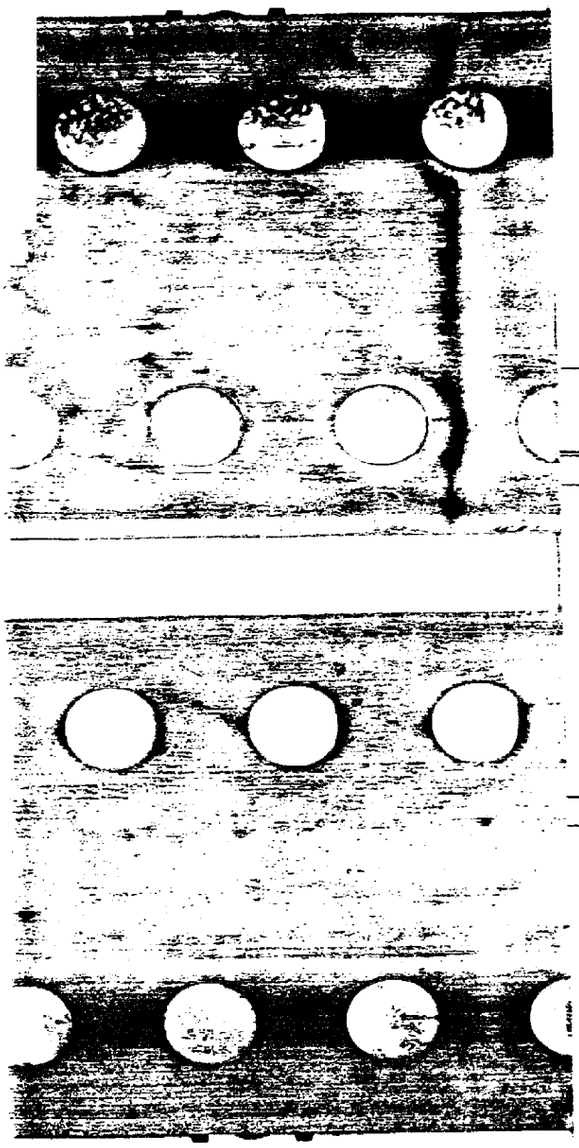
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IDENTIFICATION REFERENCE

JAN 6 10 17 AM '89

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN



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

RECEIVED OF _____

FOR _____

BOOK 7745 PAGE 941

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 500.00
				CON TX 1.65
				PRFEE 0.50
				WDEED 9.00
				TOTAL 11.15
				CHECK 11.15
01/06/89	01	10:18	0001	3925

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99501

IDENTIFICATION REFERENCE

JAN 6 10 17 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 170608