Return to:

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

ADDRESS NEW OWNER:
Harold J. Driver
304 Isaac Drive
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Same

MAP-PARCEL NO.
18-11-5
Field Bk. GO-12507

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, we, Benny N. West and wife, Carolyn J. West, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Harold J. Driver and wife, Verna S. Driver, 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:

Being Lot No. 21 on the Plan of Connell Estates, Section 2, a plat of which is of record in Book 2900, page 130, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Benny N. West and wife, Carolyn J. West, by deed of record in Book 4776, page 997, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:
1. All visible easements.

2. A 5-foot easement along the boundary between this lot and Lot No. 22 for maintenance of sewer line serving the residence on Lot No. 22 from Engel Avenue and an easement for any possible encroachment of said sewer line onto Lot No. 21.

3. Building setback line, easements and other matters shown on plat of record in Book 2900, page 130, Register's Office, Davidson County, Tennessee.

4. Restrictions of record in Book 3180, page 73, Register's Office, Davidson County, Tennessee.

5. 1989 taxes which shall be prorated between the parties.

This is unimproved property at ____ Engel Drive, Goodlettsville, Tennessee, 37072.

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 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 the same is unencumbered, unless otherwise herein set out; and we 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 24th day of January, 1989.

Benny N. West
BENNY N. WEST

Carolyn J. West
CAROLYN J. WEST

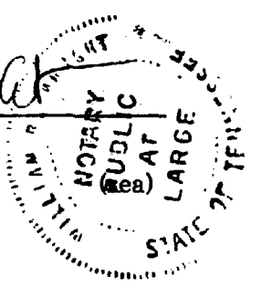
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Benny N. West and wife, Carolyn J. West, 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 24th day of January, 1989.

William P. Wright
NOTARY PUBLIC



My commission expires: 6/3/91

STATE OF TENNESSEE

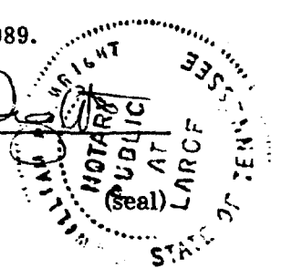
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $22,250.00.

Carolyn J. West
AFFIANT

Subscribed and sworn to before me this the 24th day of January, 1989.

William P. Wright
NOTARY PUBLIC



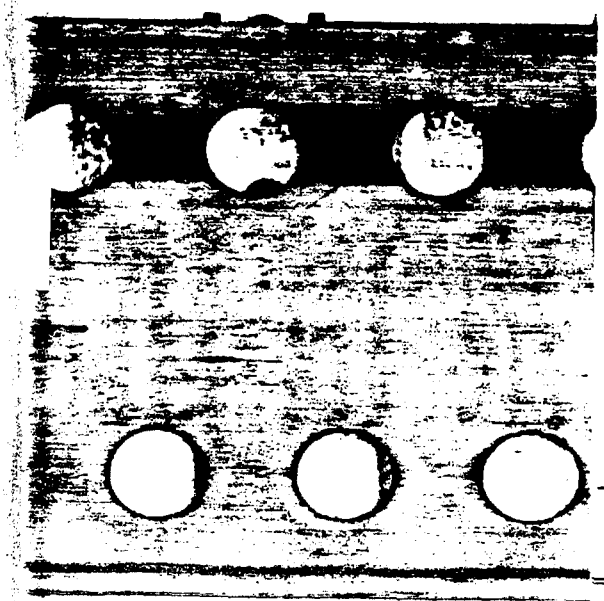
My commission expires: 6/3/91

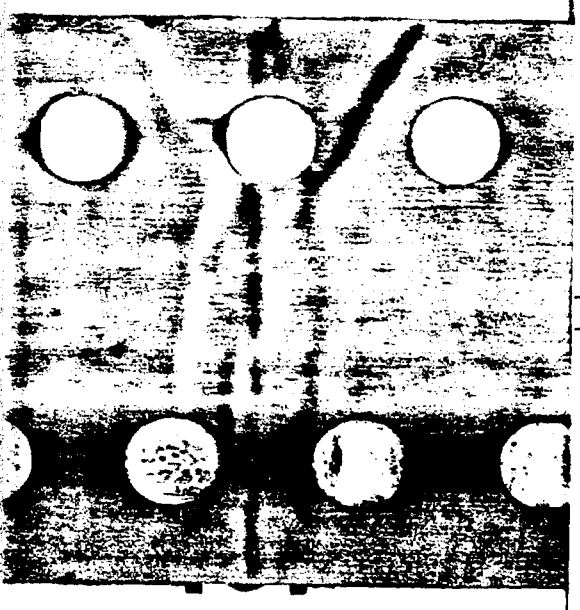
04043

IDENTIFICATION

JAN 26 8 35 AM '89

9298 01/26 0101 03CHECK 79.76





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

RECEIVED OF _____

FOR _____

BOOK 7758 PAGE 658

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 22250.00
CON TX 73.26
PRFEE 0.50
WDEED 6.00
TOTAL 79.76
CHECK 79.76

01/26/89 01 08:38 0001 9298

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0404

IDENTIFICATION REFERENCE

JAN 26 8 35 AM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 175913