Address New Owner as follows:	Send tax bills to:	Map-Parcel:
Larry Powell 216 Ashlawn Boulevard Old Hickory, Tennessee 37138	Same	Map 75-12A Parcels 1-48

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DONNIE TUCKER**, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto **LARRY POWELL**, hereinafter called Grantee, Grantee's heirs and assigns, certain real property lying and being situated in the County of Davidson, State of Tennessee, described as follows, to-wit:

See Exhibit "A" which is attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract of land, together with the appurtenances, easements, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs, representatives and assigns forever.

AND GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said property, that he has a good right to convey it, and that the same is unencumbered except for (1) the Plan of record in Book 6250, pages 770 and 771, Register's Office for Davidson County, Tennessee; and (2) restrictions of record in Book 6763, page 271, said Register's Office, to all of which this conveyance is made subject.

AND GRANTOR further covenants and binds himself, his heirs, assigns and representatives, to warrant and forever defend the title to said property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

SUSAN TUCKER, being the spouse of **DONNIE TUCKER**, joins in this conveyance for the purpose of conveying and quitclaiming any right, title and interest she may have in the property conveyed herein as a result of her marital status.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 30 day of January, 1989.

Donnie F. Tucker
DONNIE TUCKER

Susan Tucker
SUSAN TUCKER

04943

IDENTIFICATION

Jan 30 11 53 AM '89

FELIX Z WILSON REGISTER
DAVIDSON COUNTY TENN

0392 01/30 0101 03CHECK 1533.80

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 **DONNIE TUCKER**, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 30 day of January, 1989.

Regina D. King
NOTARY PUBLIC

My commission expires: 10-9-91

STATE OF ~~ALABAMA~~ Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SUSAN TUCKER**, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, ~~Alabama~~, this 30 day of January, 1989.

Regina D. King
NOTARY PUBLIC

My commission expires: 10-9-91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $461,000.00.

AFFIANT

Sworn to and subscribed before me this 30 day of January, 1989.

Regina D. King
NOTARY PUBLIC

My commission expires: 10-9-91

This instrument was prepared by:
Thomas C. Scott
Tune, Entrekin & White
21st Floor, First American Center
Nashville, Tennessee 37238

EXHIBIT A

MORROW & ASSOCIATES, INC.
2825 DOGWOOD PLACE NASHVILLE, TENNESSEE 37204

Engineering -(615)269-5899
Surveys -(615)269-3972

BOOK 7760 PAGE 761

PROPERTY DESCRIPTION
CEDAR CREEK
PHASE ONE

JANUARY 16, 1989

BEING A TRACT OF LAND LYING IN DAVIDSON COUNTY, TENNESSEE AND BEING BOUNDED ON THE NORTH BY TULIP GROVE, SECTION 12 AND SECTION 13 AND ATLANTA DRIVE; ON THE EAST BY TULIP GROVE, SECTION 13 RICHARD COCKRILL, O.P. BRADLEY AND TULIP GROVE ROAD; ON THE SOUTH BY CEDAR CREEK-FUTURE DEVELOPMENT; ON THE WEST BY CEDAR CREEK-FUTURE DEVELOPMENT AND HUNTERS HILL, SECTION 1 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED AND BEING THE NORTHEAST CORNER OF HUNTERS HILL, SECTION 1 AS OF RECORD IN BOOK 5800, PAGE 350 AND BEING A CORNER COMMON WITH TULIP GROVE, SECTION 12;

THENCE, WITH TULIP GROVE, SECTION 12, THE FOLLOWING BEARINGS AND DISTANCES;
THENCE, SOUTH 63 DEG 26 MIN 11 SEC EAST, 156.27 FEET TO A POINT;
THENCE, SOUTH 83 DEG 11 MIN 11 SEC EAST, 212.02 FEET TO A POINT;
THENCE, NORTH 73 DEG 08 MIN 49 SEC EAST, 238.65 FEET TO A POINT;
THENCE, NORTH 17 DEG 00 MIN 11 SEC WEST, 58.00 FEET TO A CONCRETE MONUMENT IN THE WEST RIGHT-OF-WAY LINE OF ATLANTA DRIVE;

THENCE, ON A LINE ACROSS THE END OF ATLANTA DRIVE, SOUTH 83 DEG 13 MIN 11 SEC EAST, 54.40 FEET TO A CONCRETE MONUMENT IN THE EAST RIGHT-OF-WAY LINE OF ATLANTA DRIVE;

THENCE, WITH THE EAST RIGHT-OF-WAY LINE OF ATLANTA DRIVE, ON A CURVE TO THE LEFT, THE RADIUS OF WHICH IS 1175.00 FEET, THE CENTRAL ANGLE OF WHICH IS 00 DEG 16 MIN 00 SEC, THE CHORD OF WHICH IS NORTH 16 DEG 00 MIN 11 SEC WEST, 5.47 FEET, ALONG THE CURVE DISTANCE OF 5.47 FEET TO A CONCRETE MONUMENT CORNER COMMON WITH TULIP GROVE, SECTION 13 IN THE EAST RIGHT-OF-WAY LINE OF ATLANTA DRIVE;

THENCE, WITH TULIP GROVE, SECTION 13, THE FOLLOWING BEARINGS AND DISTANCES;
THENCE, NORTH 73 DEG 51 MIN 49 SEC EAST, 171.06 FEET TO A POINT;
THENCE, SOUTH 55 DEG 42 MIN 23 SEC EAST, 151.59 FEET TO A CONCRETE MONUMENT CORNER COMMON WITH TULIP GROVE, SECTION 13, IN THE WEST LINE OF RICHARD COCKRILL;

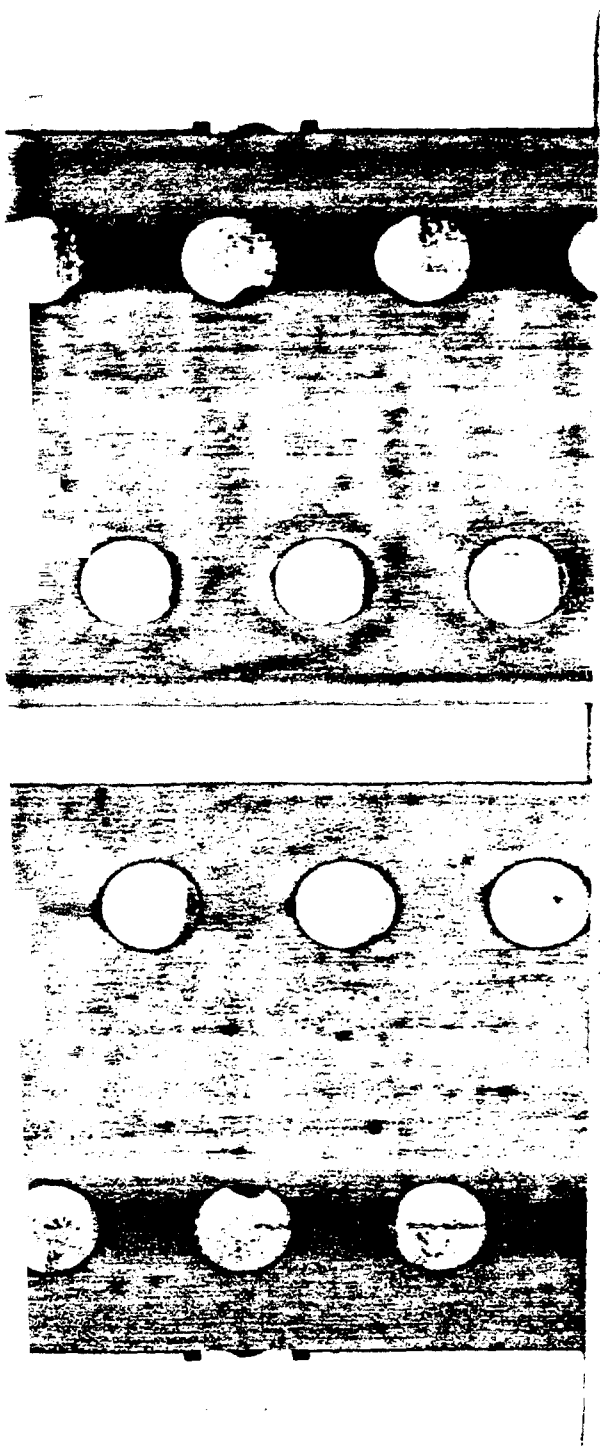
THENCE, WITH RICHARD COCKRILL THEN O.P. BRADLEY, SOUTH 03 DEG 57 MIN 44 SEC WEST, 407.86 FEET TO A CONCRETE MONUMENT;
THENCE, CONTINUING WITH O.P. BRADLEY, SOUTH 86 DEG 53 MIN 02 SEC EAST, 75.02 FEET TO A POINT, A CORNER COMMON WITH O.P. BRADLEY IN THE WEST RIGHT-OF-WAY LINE OF TULIP GROVE ROAD;

THENCE, WITH THE WEST RIGHT-OF-WAY LINE OF TULIP GROVE ROAD THE FOLLOWING BEARINGS AND DISTANCES;
THENCE, SOUTH 30 DEG 17 MIN 55 SEC WEST, 199.38 FEET TO A POINT;
THENCE, ON A CURVE TO THE LEFT, THE RADIUS OF WHICH IS 418.52 FEET, THE CENTRAL ANGLE OF WHICH IS 23 DEG 00 MIN 01 SEC, THE CHORD OF WHICH IS SOUTH 18 DEG 47 MIN 54 SEC WEST, 166.88 FEET, ALONG THE CURVE DISTANCE OF 168.01 FEET TO A POINT, A CORNER COMMON WITH CEDAR CREEK-FUTURE DEVELOPMENT IN THE WEST RIGHT-OF-WAY LINE OF TULIP GROVE ROAD;

THENCE, LEAVING TULIP GROVE ROAD AND WITH CEDAR CREEK-FUTURE DEVELOPMENT, THE FOLLOWING BEARINGS AND DISTANCES;
THENCE, NORTH 82 DEG 42 MIN 06 SEC WEST, 5.00 FEET TO A POINT;
THENCE, ON A CURVE TO THE LEFT, THE RADIUS OF WHICH IS 25.00 FEET, THE CENTRAL ANGLE OF WHICH IS 85 DEG 26 MIN 21 SEC, THE CHORD OF WHICH IS NORTH 35 DEG 25 MIN 17 SEC WEST, 33.92 FEET, ALONG THE CURVE DISTANCE OF 37.28 FEET TO A POINT;
THENCE, NORTH 78 DEG 08 MIN 27 SEC WEST, 191.16 FEET TO A POINT;
THENCE, ON A CURVE TO THE LEFT, THE RADIUS OF WHICH IS 413.84 FEET, THE CENTRAL ANGLE OF WHICH IS 13 DEG 00 MIN 00 SEC, THE CHORD OF WHICH IS NORTH 84 DEG 38 MIN 27 SEC WEST, 93.70 FEET, ALONG THE CURVE DISTANCE OF 93.90 FEET TO A POINT;
THENCE, SOUTH 88 DEG 51 MIN 33 SEC WEST, 50.00 FEET TO A POINT;
THENCE, ON A CURVE TO THE LEFT, THE RADIUS OF WHICH IS 610.31 FEET, THE CENTRAL ANGLE OF WHICH IS 09 DEG 00 MIN 00 SEC, THE CHORD OF WHICH IS SOUTH 84 DEG 21 MIN 33 SEC WEST, 95.77 FEET, ALONG THE CURVE DISTANCE OF 95.87 FEET TO A POINT;
THENCE, SOUTH 79 DEG 51 MIN 33 SEC WEST, 60.00 FEET TO A POINT;
THENCE, ON A CURVE TO THE LEFT, THE RADIUS OF WHICH IS 432.20 FEET, THE CENTRAL ANGLE OF WHICH IS 10 DEG 00 MIN 00 SEC, THE CHORD OF WHICH IS SOUTH 74 DEG 51 MIN 33 SEC WEST, 75.34 FEET, ALONG THE CURVE DISTANCE OF 75.43 FEET TO A POINT;
THENCE, SOUTH 69 DEG 51 MIN 33 SEC WEST, 168.50 FEET TO A POINT;
THENCE, NORTH 20 DEG 08 MIN 27 SEC WEST, 185.50 FEET TO A POINT;
THENCE, NORTH 30 DEG 06 MIN 40 SEC WEST, 198.11 FEET TO A CONCRETE MONUMENT CORNER COMMON WITH CEDAR CREEK-FUTURE DEVELOPMENT IN THE EAST LINE OF HUNTERS HILL, SECTION 1;

THENCE, WITH HUNTERS HILL, SECTION 1, NORTH 14 DEG 06 MIN 09 SEC EAST, 440.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.49 ACRES, MORE OR LESS.



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

RECEIVED OF _____

FOR _____

BOOK 7760 PAGE 763

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 461000.00
CON TX 1521.30
PRFEE 0.50
MDEED 12.00
TOTAL 1533.80
CHECK 1533.80

01/30/89 01 11:55 0001 0392

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04943

IDENTIFICATION REFERENCE

JAN 30 11 53 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 176991