THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
Mail. 333 SOUTH GALLATIN ROAD
MADISON, TN 37115

1301 05/02 0101 03CHECK 108.50

ADDRESS NEW OWNER:
THOMAS C. CARRIGAN ET UX
7632 BIDWELL DRIVE
JOELTON, TN 37080

MAP/PARCEL NUMBER:
MAP 8
PARCEL 103

SEND TAX BILLS TO:
SAME

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00.

Thomas C. Carrigan
AFFIANT

Subscribed and sworn to me, this the 27TH day of APRIL, 1989.

Notary Public
My commission expires: 5-11-92

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, EARL D. WHEELER, A SINGLE PERSON, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said THOMAS C. CARRIGAN ET UX, BETTY ANN CARRIGAN, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 7632 BIDWELL ROAD, JOELTON, TN 37080.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, I covenant

that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 27TH day of APRIL, 1989.

Earl D. Wheeler

EARL D. WHEELER

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EARL D. WHEELER, A SINGLE PERSON, the within named 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 MADISON, Tennessee, on this the 27TH day of APRIL, 1989.

Dennis C. Ellis

notary public

My commission expires: 5-11-92.

EXHIBIT 'A' BOOK 7829 PAGE 708

Land in Davidson County, Tennessee, being Lot 5 and the southerly part of Lot 4 on a Boundary Survey of Alice T. Baxter Farm, not of record, and described according to a survey of Robert H. Cummings, dated August 22, 1977, as follows:

Beginning at an iron pin at the center line of Bidwell Road, at a point 685 feet, more or less, southerly from the center line of Baxter Road; thence with the center line of the same South 9° 37' West 200.67 feet to an iron pin; thence continuing along said center line South 5° 48' West 100 feet to an iron pin; thence leaving said Bidwell Road and along the northerly line of Earl D. Wheeler and wife, property of record in Book 4132, page 840, Register's Office for said County, South 84° 12' East 643.40 feet to an iron pin; thence along the westerly line of the David M. Regen property of record in Book 4254, page 57, and the Ruth C. Seaman property of record in Book 4974, page 203, said Register's Office, North 22° 59' West 276.36 feet to an iron pin; thence continuing along the westerly line of said property North 16° 06' West 56.63 feet to an iron pin; thence along the southerly margin of C.J. Meeks and wife, and J.R. Phelps property of record in Book 4773, page 942, said Register's Office, North 83° 32' West 475.88 feet to the point of beginning.

Included in this conveyance is a 1973 12' X 60' mobile home which is now a part of the real property. It is understood that said mobile home is taken as is, and no warranties are made by Grantors.

Being the same property conveyed to Earl D. Wheeler by Warranty Deed from Eva Knopp, a single person, of record in Book 6543, page 389, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1989 and all future years.

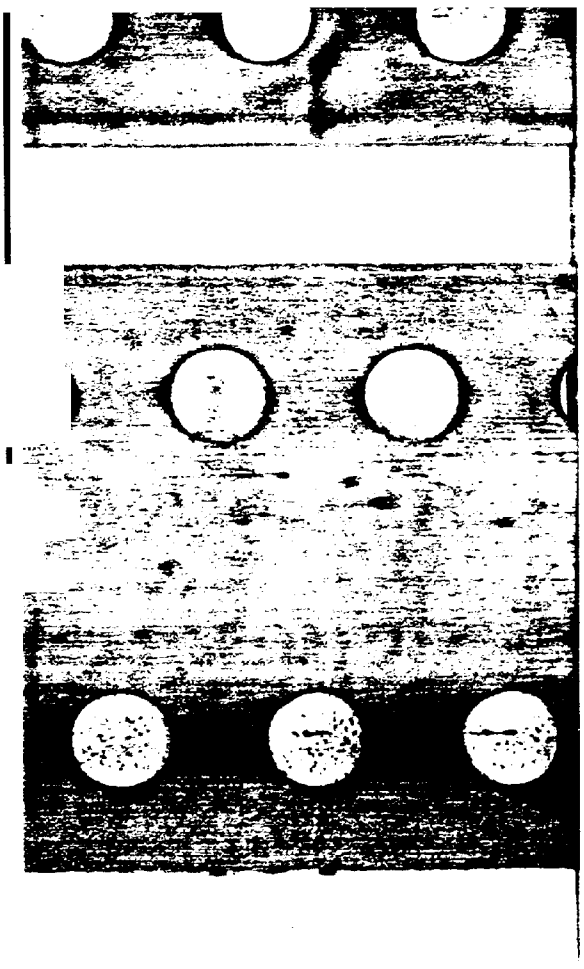
2. Unrecorded easements for roads and utilities, if any.

IDENTIFICATION REFERENCE

29265

FILED FOR RECORD
DAVIDSON COUNTY, TN.
FELIX Z WILSON REGISTER
May 2 8 46 AM '89

EXHIBIT 'A' AND 'B'



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7829 PAGE 709

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 30000.00
CON TX 99.00
PRFEE 0.50
WDEED 9.00
TOTAL 108.50
CHECK 108.50

05/02/89 01 08:47 0001 1801

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29265

IDENTIFICATION REFERENCE

Mar 2 8 45 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 205292