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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

FILE BOX 9

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF May 19 89

Notary Public

MY COMMISSION EXPIRES: 7-13-91

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENN.

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Landis Wayne Hicks	NEW OWNER	TRACT 1 MAP 21-4
c/o Mrs. Annette Hicks (NAME)	(NAME)	TRACT 2 MAP 14-16
3722 Old Clarksville Hwy.		TRACT 1 PARCEL 4
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	TRACT 2 PARCEL 2
Joelton, TN 37080		TRACT 1 FB#14D2625C
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	TRACT 2 FB#14D27414

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Edward B. Knuckles and wife, Frances M. Knuckles, and J. Frank Meisamer and wife, Ann L. Meisamer, as to Tract 1; and Edward B. Knuckles and wife, Frances M. Knuckles as to Tract 2, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Landis Wayne Hicks

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:

Two tracts of land in Davidson County, Tennessee, the description of which is attached hereto and made a part hereof by this reference thereto.

The execution of this deed by Grantor(s) is effected by the signature of their Attorney-In-Fact, E. Bryan Knuckles, Sr., pursuant to the Limited Power of Attorney recorded in said Register's Office immediately prior to the recording hereof.

35298

REGISTER'S OFFICE
MAY 23 1 11 PM '89
FILED & RECORDED

This is unimproved ( ) improved (XX) property, known as 3493 Binkley Road, Joelton, TN 37080 and an adjoining 2.436 acres*
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

*more or less

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. Wherever 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 our hand s this 19th day of May, 19 89

Edward B. Knuckles

Frances M. Knuckles

J. Frank Meisamer

Ann L. Meisamer

By: E. Bryan Knuckles, Sr.

By: E. Bryan Knuckles, Sr.
Attorney-In-Fact

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Edward B. Knuckles and wife, Frances M. Knuckles

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 Nashville, Tennessee, this 19th day of May 19 89

Commission expires 7-13-91

John V. Adams
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 ____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Edward B. Knuckles and wife,
Frances M. Knuckles

J. Frank Meisamer and wife,
Ann L. Meisamer

TO
Landis Wayne Hicks

9008 05/23 0101 03CHECK 323.00

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named E. Bryan Knuckles, Sr. to me known to be the person who executed the foregoing instrument in behalf of J. Frank Meisamer and wife, Ann L. Meisamer who acknowledged that he executed the same as the free act and deed of said J. Frank Meisamer and wife, Ann L. Meisamer.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of May, 19 89.

COMMISSION EXPIRES:
7-13-91

John V. Adams NOTARY PUBLIC

Description attached to deed dated May 19, 1989 from Edward B. Knuckles and wife, Frances M. Knuckles and J. Frank Meisamer and wife, Ann L. Meisamer to Landis Wayne Hicks.

TRACT 1:

A tract of land in the Second Civil District, formerly the 14th Civil District of Davidson County, Tennessee, lying south of Lots 2 and 3, Section 1, Feltswood Subdivision, of record in Book 3700, page 13, R.O.D.C., Tennessee, and being more particularly described as follows:

BEGINNING at an existing iron pin in the easterly margin of Feltswood Drive at the northwest corner of the tract herein described and the southwest corner of Lot 2, Feltswood Subdivision, Section 1; thence,

(1) Along the southerly boundary of said Lot 2, N 81° 40' 00" E, a distance of 140.32' to an existing iron pin at the common southerly corner of Lots 2 and 3; thence,

(2) Along the southerly boundary of said Lot 3, S 48° 00' 00" E, a distance of 196.36' to an existing iron pin at the common southerly corner of Lots 3 and 4; thence,

(3) S 0° 14' 38" W, a distance of 313.01' to an iron pin in the northerly margin of a proposed road; thence,

(4) With the northerly margin of said proposed road, for the following three calls: N 88° 30' 18" W, a distance of 124.95' to an existing iron pin; thence,

(5) With a curve to the right having a radius of 128.01' and a central angle of 81° 53' 37" (and a chord bearing and distance of N 47° 33' 28" W, 167.78'), a distance of 182.97' to an existing iron pin; thence,

(6) N 6° 36' 41" W a distance of 313.36' to the point of beginning and containing approximately 2.436 acres, more or less.

BEING the same property conveyed to J. Frank Meisamer and wife, Ann L. Meisamer and Edward B. Knuckles and wife, Frances M. Knuckles by deed from McDowell Development Corporation, a Tennessee Corporation, of record in Book 6292, page 803, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to property taxes for 1989 for which Grantee(s) will be responsible.

TRACT 2:

LAND in Davidson County, Tennessee, being Lot No. 2 on the plan of Feltsworth, Section One, of record in Book 3700, page 13 and amended in Book 7185, page 390, Register's Office for said County.

SAID Lot No. 2, which is a corner lot, fronts 165 feet on the southerly margin of Binkley Road and fronts 205.22 feet on the easterly margin of a 50 foot Right of Way (uncut), said frontages being joined by a curve having a length of 39.27 feet, and extends back 140.0 feet on the southerly line and 200.0 feet on the easterly line to a point of intersection.

BEING the same property conveyed to Edward B. Knuckles and wife, Frances M. Knuckles by deed from Richard Carson South, Sr. and wife, Edith South, of record in Book 6150, page 702, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to: (a) Property taxes for 1989 for which Grantee(s) will be responsible; (b) restrictive covenant of record in Book 3916, page 9, said Register's Office and (c) matters set forth on said plan.

Edward B. Knuckles

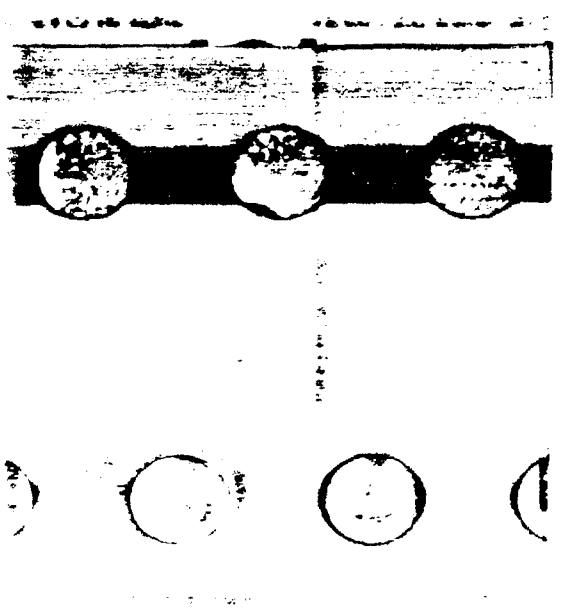
Frances M. Knuckles

J. Frank Meisamer

Ann L. Meisamer

By: E. Bryan Knuckles, Sr.
Attorney-In-Fact

By: E. Bryan Knuckles, Sr.
Attorney-In-Fact



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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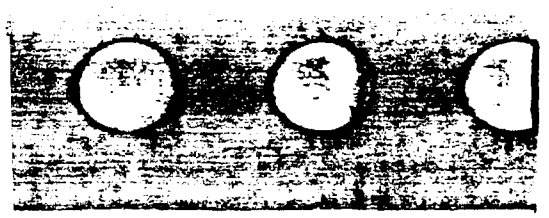
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 95000.00
CON TX 313.50
PRFEE 0.50
WDEED 9.00
TOTAL 323.00
CHECK 323.00

05/23/89 01 13:10 0001 9008

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



35298

IDENTIFICATION REFERENCE

MAY 23 1 11 PM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 212390