THIS INSTRUMENT WAS PREPARED BY

James L. Fuqua, Jr., Atty., 505 E. Main St., Hendersonville, TN 37075

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The Actual Consideration or Value, Whichever is Greater, For This Transfer is $17,500.00.

William C. Frensley

SUBSCRIBED AND SWORN TO BEFORE ME, this the 19 day of May 1989.

Commission Expires: 14 July 1991.

NOTARY PUBLIC

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP #: 16 PARCEL #: 45
JOHN HOWARD STRIMAS 1412 Arbor Lake Blvd. Hermitage, Tenn. 37076	SAME	

9117 05/24 0101 03CHECK 67.25

DEED

BE IT REMEMBERED THAT FOR AND IN CONSIDERATION OF THE SUM OF SEVENTEEN THOUSAND FIVE HUNDRED DOLLARS ($17,500.00) which has been paid in cash by JOHN HOWARD STRIMAS and wife MARY G. STRIMAS, the receipt of which is hereby acknowledged, WILLIAM FRENSLEY AND WIFE, PATRICIA FRENSLEY, have this day bargained and sold, and by this deed do hereby transfer and convey unto JOHN HOWARD STRIMAS and wife MARY G. STRIMAS, their heirs and assigns, certain real estate in DAVIDSON County, Tennessee, described as follows:

Land in the 10th. Civil District of Davidson County, Tennessee, being Tract No 7B on an unrecorded survey of William and Patty Frensley Property by Ray G. Cole, Surveyor No. 924, dated December 5, 1988, as follows:

(KNOWN AS TRACT NO. TWO:)

To find the POINT OF BEGINNING, being at the most northwest corner of Tract No. 7 as described in deed to William Frensley and wife, Patricia Frensley of record in Book 7709, Page 337, Register's Office for Davidson County, Tennessee, the POINT OF BEGINNING: thence from said POINT OF BEGINNING, S 67 deg. 00 min. 20 sec. E 103.36 feet to a point; thence N 88 deg. 46 min. 49 sec. E 88.25 feet to a point; thence S 73 deg. 46 min. 51 sec. E 216.43 feet to a point; thence S 27 deg. 29 min. 40 sec. E 108.17 feet to a point; thence S 24 deg. 58 min. 37 sec. E 62.67 feet to an iron pin set, corner to said Tract 6 and a corner to Tract 8 on survey by Ray G. Cole, Surveyor No. 924, dated November 25, 1987; thence with the line of said Tract 8 for the next seven calls as follows: S 15 deg. 18 min. 07 sec. E 90.82 feet to a point; thence S 21 deg. 25 min. 26 sec. E 93.57 feet to a point; thence S 36 deg. 41 min. 11 sec. E 100.08 feet to a point; thence S 52 deg. 15 min. 15 sec. E 59.95 feet to a point; thence S 62 deg. 57 min. 55 sec. E 272.01 feet to a point; thence S 83 deg. 25 min. 17 sec. E 99.86 feet to a point; thence S 34 deg. 06 min. 54 sec. E 50.17 feet to an iron pin set, corner to said Tract 8 and in the line of the right-of-way

access easement; thence with the line of a 50-foot ROW access easement N 88 deg. 12 min. 16 sec. East 196.49 feet to an iron pin set; thence continuing along the line of said access easement N 83 deg. 00 min. 23 sec. W 28.87 feet; thence N 53 deg. 02 min. 35 sec. W 675.53 feet to a point; thence N 77 deg. 43 min. 22 sec. W 240 feet to an iron pin set; thence S 44 deg. 16 min. 38 sec. W 192.30 feet to an iron pin set on the line of said access easement; thence with the line of said access easement N 20 deg. 41 min. 56 sec. W 132.13 feet to a point; thence continuing along the line of said access easement N 42 deg. 33 min. 48 sec. W 64.32 feet to an existing irom pin on the line of said H. W. Newlin; thence N 43 deg. 37 min. 27 sec. E 320.71 feet to the point of beginning, containing 5.02 acres, more or less.

Being the same property conveyed to William Frensley and wife, Patricia Frensley by deed from Thomas L. Cunningham and wife, Patsy Cunningham of record in Book 7709, Page 337, Register's Office for Davidson County, Tennessee; and being the same property conveyed to William Frensley and wife, Patricia Frensley by Quitclaim Deed from William Frensley and wife, Patricia Frensley of record in Book 7765, Page 930 and rerecorded in Book 7781, Page 720, Register's Office for Davidson County, Tennessee.

This property is unimproved property located on an easement and not on a public road. The property is subject to restrictive covenants of record in Book 7475 page 937 in the Register's Office for Davidson County Tennessee. Seller makes no warranty concerning road or easement maintenance in the future. Seller makes no warranty of suitability of the property for a particular purpose.

Seller agrees to pay for rollback taxes if assessed.

TO HAVE AND TO HOLD the real estate with the appurtenances, estate, title and interest thereto belonging to JOHN HOWARD STRIMAS and wife MARY G. STRIMAS, their heirs and assigns forever. WILLIAM FRENSLEY AND WIFE, PATRICIA FRENSLEY covenant that they are lawfully seized and possessed of the real estate in fee simple, have a good right to convey it, and that it is unencumbered, except as herein set out. Taxes for 1989 are a lien on the property and have been prorated between the parties and assumed by JOHN HOWARD STRIMAS and wife MARY G. STRIMAS.

WILLIAM FRENSLEY AND WIFE, PATRICIA FRENSLEY further covenant and bind themselves, their heirs, and representatives to warrant and forever defend the title to the real estate to JOHN HOWARD STRIMAS and wife MARY G. STRIMAS, her heirs and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, WILLIAM FRENSLEY AND WIFE, PATRICIA FRENSLEY have signed this deed on 19 May 1989.

William Frensley
WILLIAM FRENSLEY

Patricia Frensley
PATRICIA FRENSLEY

STATE OF TENNESSEE)
DAVIDSON COUNTY)
)

Personally appeared before me, James L. Fuqua Sr., a Notary Public in and for DAVIDSON County and Tennessee, the within named WILLIAM FRENSLEY, the bargainor, with whom I am personally acquainted, (or proved to on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of MAY, 1989.

Notary Public

Commission Expires:

STATE OF TENNESSEE)
DAVIDSON COUNTY)
)

Personally appeared before me, James L. Fuqua Sr., a Notary Public in and for DAVIDSON County and Tennessee, the within named PATRICIA FRENSLEY, the bargainor, with whom I am personally acquainted, (or proved to on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of MAY, 1989.

Notary Public

Commission Expires: 14 July 1991

35399

IDENTIFICATION REFERENCE

MAY 24 9 09 AM '89

MAIL ENV.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7847 PAGE 766

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	17500.00
			CON TX	57.75
			PRFEE	0.50
			WDEED	9.00
			TOTAL	67.25
			CHECK	67.25
05/24/89	01		09:08 0001	9117

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35399

IDENTIFICATION REFERENCE

MAY 24 9 09 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 212497