WARRANTY DEED

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THIS DEED OF CONVEYANCE made and entered into by and between BERTHA W. WENEES, a widow, and JOHN W. MENEES, JR., and wife, NANCY RAE MENEES, hereinafter called the GRANTORS, and JUDITH ANN MENEES, hereinafter called the GRANTEE.

WITNESSETH: That for a good and valuable consideration fully executed, the receipt of which is hereby acknowledged, and the exchange of other property, the Grantors have bargained and sold, and by these presents do hereby transfer unto the said Grantee, heirs and assigns, all our interest, said interest being an undivided two-thirds, in and to certain real estate located in the 11th Civil District of Davidson County, Tennessee, and described as follows to wit:

BEGINNING at an iron rod in the east margin of Neeleys Bend Road, said point being the most southeasterly corner of property this day partitioned to John W. Menees, Jr., and the most southwesterly corner of this property; thence with the east margin of Neeleys Bend Road S 16 deg. 19 min. 24 sec. E 270.92 feet to an iron rod in the line of James G. Menees property; thence N 78 deg. 23 min. 39 sec. E. 209.59 feet to an iron rod; thence S 83 deg. 47 min. 03 sec. E 212.66 feet to an iron rod; thence N 89 deg. 24 min. 31 sec. E 230.90 feet to an iron rod; thence N 43 deg. 15 min. 43 sec. e 717.06 feet to an iron rod in the line of Odom Prop.; thence N 3 deg. 10 min. 00 sec. E 407.20 feet to an iron rod in the south margin of Menees Lane; thence with the south margin of Menees Lane N 89 deg. 32 min. 00 sec. W 353.09 feet to the line of property this day partitioned to John W. Menees, Jr.; thence S 0 deg. 28 min. 00 sec. W 435.16 feet to an iron rod; thence S 73 deg. 40 min. 36 sec. W 918.04 feet to the beginning, containing 11.48 acres, more or less, as per survey of Ernest Parker Hall, R.L.S. #838, dated May 9, 1989.

BEING a portion of the property that was conveyed to John W. Menees by Ed S. Menees et ux, in a deed of record in Deed Book 1077, page 332, RODCT. The said

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John W. Menees died intestate, survived by his widow, Bertha W. Menees, and two children, Judith Ann Menees and John W. Menees, Jr., as his only heirs according to law. The parties each own an undivided one-third interest in this property by inheritance.



TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining unto the said Grantee, heirs and assigns, forever. The Grantors covenants with the said Grantee, heirs and assigns: (1) That they are lawfully seized and possessed of said premises; (2) That they have a good and perfect right to make this conveyance; (3) That said premises are unincumbered; and (4) That they will warrant and defend the legal title in and to said premises against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this deed on this the 26th day of May, 1989.

Bertha W. Menees
BERTHA W. MENEES

John W. Menees, Jr.
JOHN W. MENEES, JR.

Nancy Rae Menees
NANCY RAE MENEES

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 BERTHA W. MENEES, and JOHN W. MENEES, JR., and wife, NANCY RAE MENEES, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal of office, this the 26th day of May, 1989.

My Commission Expires May 13, 1990

NOTARY PUBLIC

My commission expires: _____.

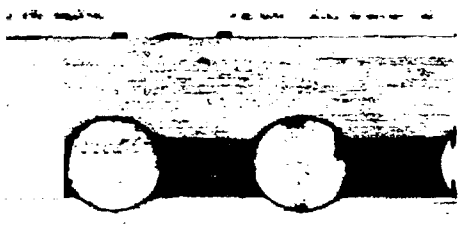
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

I, or we, hereby swear or affirm that the actual consideration of this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 15 000, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Judith Ann Menees
AFFIANT

SUBSCRIBED and sworn to before me this 26 day of May, 1989

NOTARY PUBLIC Or REGISTER



**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 |
|---|---|---|---|---|

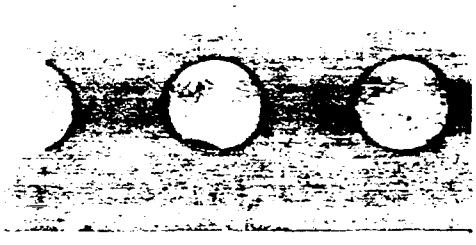




| | |
|---|---|
| CAMT | 18000.00 |
| CON TX | 59.40 |
| PRFEE | 0.50 |
| WDEED | 6.00 |
| TOTAL | 65.90 |
| CASH | 65.90 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/02/89 01 11:47 0001 1041



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No. 215411