THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
112 Long Hollow Pike, Suite 201
Goodlettsville, Tennessee 37072

Mail

WARRANTY DEED

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP/PARCEL
TERRANCE M. McGOVERN, et ux 3367 Freeman Hollow Rd. Goodlettsville, Tn. 37072	NEW OWNER	MAP 12 PARCEL 51 19750-10D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, PHYLLIS A. HINKLE a/k/a PHYLLIS ANN HINKLE a/k/a PHYLLIS ANN MINICK, hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents do hereby transfer and convey unto TERRANCE M. McGOVERN AND WIFE, DOUGLAS ANN McGOVERN, hereinafter referred to as the "GRANTEE", their heirs, representatives and assigns, that certain tract or parcel of land located in DAVIDSON County, Tennessee, and described as follows, to-wit:

Land in the 10th, formerly the 20th, Civil District of Davidson County, Tennessee, being a part of the tract known as the H.S. Freeman Lands and shown on the Plan of record in Book 332, page 58, Register's Office for said County, and being part of tract shown as Tract No.1 on the Map of the Subdivision of said tracts of the Freeman heirs and described according to a survey made by L.B. Petty, Surveyor, on September 25, 1957, as follows:

Beginning at a point in the center line of the Freeman Road as established by deed to Davidson County, as of record in Book 2445, page 438, said point being in the line between this property and the Patton Farm, running South 41 Degrees 15' West 275 feet to a point; thence South 80 Degrees 30' East 285.5 feet to a point; thence South 3 Degrees West 50 feet to the beginning, containing, 0.63 acres, more or less.

Being the same property conveyed to Clyde E. Hinkle and wife, Phyllis A. Hinkle, by deed from Malcolm B. Hinkle and wife, Nellie A. Hinkle, of record in Book 3901, page 58, said Register's Office. The said Clyde E. Hinkle and Phyllis A. Hinkle, thereafter having divorced;

and also being the same property conveyed by Quitclaim Deed from Clyde Edward Hinkle to Phyllis Ann Hinkle, of record in Book 7115, page 726, said Register's Office, and as corrected by Deed of Correction recorded simultaneously herewith; and said property becamed vested in Phyllis Ann Hinkle.

The said Clyde E. Hinkle is one and the same person as Clyde Edward Hinkle and the same

Phyllis A. Hinkle is one and the same person as Phyllis Ann Hinkle.

Said Phyllis A. Hinkle is now married to William E. Minick, Jr., and she is now known as Phyllis Ann Minick.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said GRANTEE, their heirs, representatives and assigns, forever.

And, GRANTOR does covenant with the said GRANTEE, that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Taxes for the year 1989, State and County which have been prorated and assumed by the GRANTEE herein.

2. Easement for water pipe retained by Malcolm B. Hinkle, et ux, of record in Deed Book 3901, page 58, said Register's Office.

And GRANTOR further covenants and binds themselves, their heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, representatives and assigns, against the lawful claims of all persons whomsoever.

William E. Minick, Jr., husband of Phyllis Ann Minick, joins in this conveyance to convey any and all of his right, title, and interest in said property, marital or otherwise, but no further or otherwise.

WITNESS our hands on this the 10th day of AUGUST, 1989.

Phyllis Ann Minick

PHYLLIS ANN MINICK a/k/a
PHYLLIS ANN HINKLE a/k/a
PHYLLIS A. HINKLE

William E Minick Jr

WILLIAM E. MINICK, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHYLLIS ANN MINICK A/K/A/ PHYLLIS ANN HINKLE A/K/A PHYLLIS A. HINKLE, and husband, WILLIAM E. MINICK, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 10th day of AUGUST, 1989.

Catherine M. Woodie

NOTARY PUBLIC

My Commission Expires: May 13, 1990

NOTARY PUBLIC AT LARGE

* * * * * * * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $35,750.00.

Affiant

Sworn to and subscribed before me, this the 10th day of AUGUST, 1989.

NOTARY PUBLIC

My Commission Expires: May 13, 1990

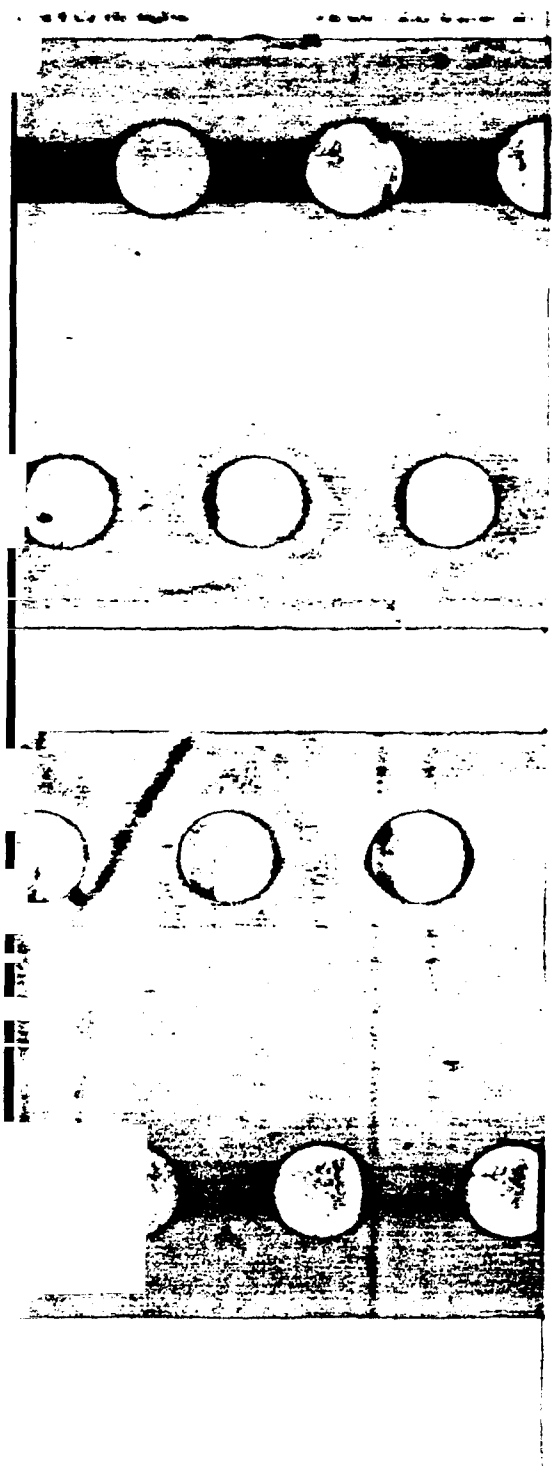
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57287

IDENTIF. REFERENCE

AUG 14 9 08 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7913 PAGE 565

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	35750.00
CON TX	117.81
PRFEE	1.00
WDEED	9.00
TOTAL	127.81
CHECK	127.81

08/14/89 01 09:10 0001 5136

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57287

IDENTIF. REFERENCE

AUG 14 9 09 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 238416