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

BOOK 7961 PAGE 893

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Mitchell W. Douglas, et ux 2069 SHAW RD. GOOD 37072	Same	Map 24 P/O Par 22

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 all of which is hereby acknowledged, ALBERT E. DOUGLAS, a widower, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto the said MITCHELL W. DOUGLAS and wife, ALLENETTE J. DOUGLAS, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described according to a survey dated January 18, 1988, by Philip B. Taylor, Registered Land Surveyor, No. 1459, as follows:

BEGINNING at an iron pin in the southerly margin of Shaw Road, a corner to that property conveyed to Gene H. Williams by deed of record in Book 5638, page 376, Register's Office for Davidson County, Tennessee; thence, with the line of Williams, S 68° 00' 00" E 301.48 feet to an iron pin; thence, S 68° 23' 21" W 108.23 feet to a point; thence, N 21° 36' 39" W 18.75 feet to a point; thence, S 85° 20' 00" W 30.90 feet to a point; thence, N 71° 50' 00" W 32.68 feet to a point; thence, S 82° 20' 43" W 31.09 feet to a point; thence, S 78° 30' 00" W 23.10 feet to a point; thence, S 66° 20' 00" W 28.90 feet to a point; thence, S 75° 50' 00" W 55.60 feet to a point; thence, S 82° 54' 29" W 29.33 feet to a point; thence, N 15° 13' 13" E 34.83 feet to a point; thence, N 2° 45' 58" W 127.12 feet to a point in the southerly margin of Shaw Road; thence, with said margin of said road on a curve having a delta angle of 3° 49' 11", a radius of 750.00 feet, a tangent of 25.01 feet for a length of 50.00 feet to the point of beginning.

BEING a part of the same property conveyed to Albert E. Douglas and wife, Cordelia Otie Douglas by deed from J. B. Jackson and wife, Jessie B. Jackson of record in Book 2146, page 108, Register's Office for Davidson County, Tennessee. Cordelia Otie Douglas is now deceased and ownership and title to the said property now vests in Albert E. Douglas, a widower.

EASEMENT

The GRANTOR specifically reserves for himself, his heirs and assigns, a permanent, perpetual easement for ingress and egress for utilities including, but not limited to, water lines, sewer lines, electric power lines, telephone lines and T.V. cable lines across the property hereinabove described, said easement being described as follows, to wit:

> BEGINNING at a point in the southerly margin of Shaw Road, a corner to the property conveyed to Gene H. Williams by deed of record in Book 5638, page 376, Register's Office for Davidson County, Tennessee; thence, S 18° 20' 12" W 138.70 feet to a point; thence, N 2° 45' 58" W 127.12 feet to a point in the northerly margin of Shaw Road; thence, with said margin of said road on a curve having a delta angle of 3° 49' 11", a radius of 750.00 feet, a tangent of 25.01 feet for a distance of 50 feet to the point of beginning.

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 ALBERT E. DOUGLAS, the GRANTOR, does covenant with the said GRANTEES, MITCHELL W. DOUGLAS and wife, ALLENETTE J. DOUGLAS, that he 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 that which appears of record.

1. 1989 taxes which are a lien but not yet due and payable, and which will be paid in full by the GRANTOR when due.

And ALBERT E. DOUGLAS, the GRANTOR, does further covenant and bind himself, 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.

WITNESS my hand on this the 16th day of October, 1989.

Albert E. Douglas
ALBERT E. DOUGLAS, a widower

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ALBERT E. DOUGLAS, a widower, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 16th day of October, 1989.

Robert R. Galbreath
NOTARY PUBLIC

My Commission Expires: 22 May 1993

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

Mitchell W. Douglas
Affiant

Sworn to and subscribed before me, this the 16th day of October, 1989.

Robert R. Galbreath
NOTARY PUBLIC

My Commission Expires: 22 May 1993

6284 10/17 0101 03CHECK 102.40

74483

IDENTIF. TREFERENCE

Oct 17 10 48 AM '89

FELIX Z. [illegible]
DAVIDSON COUNTY, TN.

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 28000.00
CON TX 92.40
PRFEE 1.00
WDEED 9.00
TOTAL 102.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 102.40

10/17/89 01 10:51 0001 6284

74483

IDENTIF. REFERENCE

OCT 17 10 48 AM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 258439