This instrument prepared by Robert L. Holloway, Jr., Attorney at Law, P.O. Box 90, Columbia, Tennessee 38402-0090. (Tax Map 58, Parcel 163)

mail

BOOK 8016 PAGE 125

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, M & M DEVELOPMENT COMPANY, a Tennessee general partnership composed of Terry Mays and J.A. Morgan, as equal tenants in common, has this day bargained and sold, and does by these presents sell, transfer and convey unto TERRY MAYS and J.A. MORGAN, as equal tenants in common, the following described tract or parcel of land lying and being in the 2nd Councilmanic District of Davidson County, Tennessee, and being more particularly described as follows:

Being a 4.98 more or less, acre tract of land in the 2nd Councilmanic District of Davidson County, Tennessee located at the southeasterly quadrant of Kings Lane and Clarksville Pike and described according to a survey by James N. Thomasson, Jr., dated March 31, 1971, as follows:

Beginning at a point at the southeast intersection of Kings Lane and Clarksville Pike, said point being the most northwest corner of the herein described tract; thence along the most southerly margin of Kings Lane, North 78 deg. 56 min. 02 sec. East a distance of 403.83 feet to a point; thence leaving said southerly margin, South 8 deg. 18 min. 40 sec. West a distance of 579.27 feet to a point; thence South 81 deg. 40 min. 16 sec. West a distance of 397.57 feet to a point on the easterly margin of Clarksville Highway; thence North 8 deg. 18 min. 40 sec. East a distance of 559.02 feet to the point of beginning.

INCLUDED in the above description, but expressly EXCLUDED from this conveyance is an 0.93 more or less acre tract of land lying in the 2nd Councilmanic District of Davidson County, Tennessee said tract being described according to a survey of Anderson-Delk & Associates, dated October 26, 1982, as follows:

Beginning at a point at the southeast intersection of Kings Lane and Clarksville Pike; thence along the most southerly margin of Kings Lane, North 79 deg. 13 min. 50 sec. East a distance of 212.05 feet to a point; thence leaving said southerly margin South 8 deg. 38 min. 13 sec. West a distance of 238.46 feet to a point; thence North 81 deg. 21 min. 47 sec. West a distance of 200 feet to a point on the easterly margin of Clarksville Highway; thence along said easterly margin of Clarksville Highway, North 8 deg. 38 min. 13 sec. East a distance of 168 feet to the point of beginning.

Being a portion of the same property conveyed to M & M Development Company by Warranty Deed of record at Book 6018, Page 797, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances and hereditaments thereunto belonging and pertaining unto the said TERRY MAYS and J. A. MORGAN, as tenants in common, their heirs and assigns, in fee simple forever.

M & M DEVELOPMENT covenants with the said TERRY MAYS and J. A. MORGAN that I am lawfully seized and possessed of the above described tract or parcel of land, have a good and lawful right to sell and convey same, and that it is unencumbered, except for current year's property taxes and a sewer easement of record and I do further covenant and bind myself, my heirs, and personal representatives, to forever warrant and defend the title to said above described property unto the said TERRY MAYS and J. A. MORGAN, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 29th day of December, 1989.

M & M DEVELOPMENT COMPANY

By: Terry Mays

Its: General Partner

By: J A Morgan

Its: General Partner

STATE OF TENNESSEE: MAURY COUNTY

I, or we, hereby swear or affirm that the actual Consideration for this transfer or the value of the property transferred, whichever is greater, is $ 40.00

Terry Mays Affiant

Subscribed and sworn before me this 29th day of Dec 1989

Notary Public

My Commission Expires: July 27, 1990

STATE OF TENNESSEE

COUNTY OF MAURY

Before me, of the State and County aforesaid, personally appeared Terry Mays and J. A. Morgan, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be General Partners of M & M Development Company, the within named bargainor, and that he as such General Partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as General Partner.

Witness my hand and seal, at office in Columbia, Tennessee, this 29th day of December, 1989.

Notary Public

My Commission Expires:

July 27, 1990

The name and address of the person or agency responsible for payment of real property taxes on the property described herein:

Terry Mays
P O Box 1147
Columbia, TN 38402-1147

The name and address of property owner:

Terry Mays
P. O. Box 1147
Columbia, TN 38402-1147

The name and address of mortgagee:

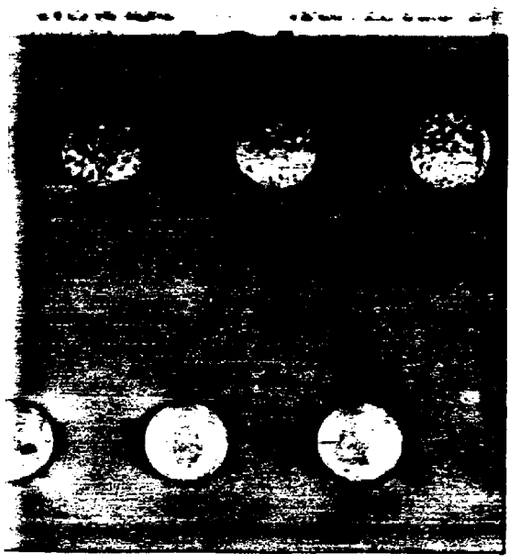
3713 01/03/90 01:01 03CHECK 139.00

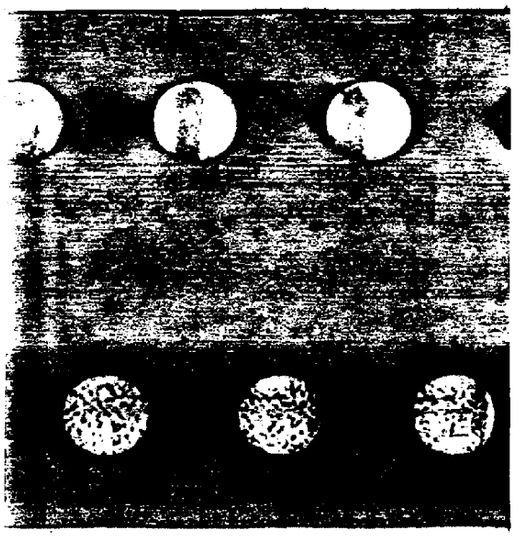
930555

IDENTIFICATION REFERENCE

DAWSON COUNTY, TN

10 24 AM 1990





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8016 PAGE 127

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 40000.00
CON TX 132.00
PRFEE 1.00
WDEED 6.00
TOTAL 139.00
CHECK 139.00

01/02/90 01 10:24 0001 9213

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93055

IDENTIFI REFERENCE

JAN 2 10 24 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 280377