This deed prepared by:
Dennis Clifton Wright
Attorney at Law
632 West Old Hickory Boulevard
Madison, Tennessee 37116-0181

BOOK 8021 PAGE 49

WARRANTY DEED

Address new owner as:
GEORGE L. ROOKER, JR. ET UX
1013 Saunders Avenue
Nashville, Tennessee 37216

Send tax bills to:
SAME

Map-Parcel
33-6-A-44

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Lex Lancaster and wife, Ava D. Lancaster, have this day bargained and sold, and do hereby transfer and convey to the said George L. Rooker, Jr., and wife, Valerie Rooker, their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> BEING Lot No. 10 on the Plan of Echo Hill Estates, a Planned Unit Development, Section Two, of record in Book 6900, Page 791, Register's Office for said County, to which said plan reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Lex Lancaster and wife, Ava D. Lancaster, by deed from Echo Hill Joint Venture, and filed of record in Book 7725, Page 870, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Lot No. 10, Echo Hill Estates, Section Two, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said George L. Rooker, Jr., and wife, Valerie Rooker, their heirs and assigns, forever.

And we, Lex Lancaster and wife, Ava D. Lancaster, do covenant with the said George L. Rooker, Jr., and wife, Valerie Rooker, that we are lawfully seized and possessed of said land in fee simple; that we have a good right to convey it, and that the same is unencumbered.

And we, Lex Lancaster and wife, Ava D. Lancaster, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said George L. Rooker, Jr., and wife, Valerie Rooker, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 5TH day of January, 1990.

LEX LANCASTER

AVA D. LANCASTER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEX LANCASTER and wife, AVA D. LANCASTER, the within named 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, at office, this 5TH day of January, 1990.

NOTARY PUBLIC

My commission expires:

July 13, 1991

0973 01/08 0101 03CHECK 76.30

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfe is $21,000.00.

George L. Cooke Jr.

AFFIANT

Subscribed and sworn to before me, this 5TH day of January, 1990.

NOTARY PUBLIC

My commission expires:

July 13, 1991

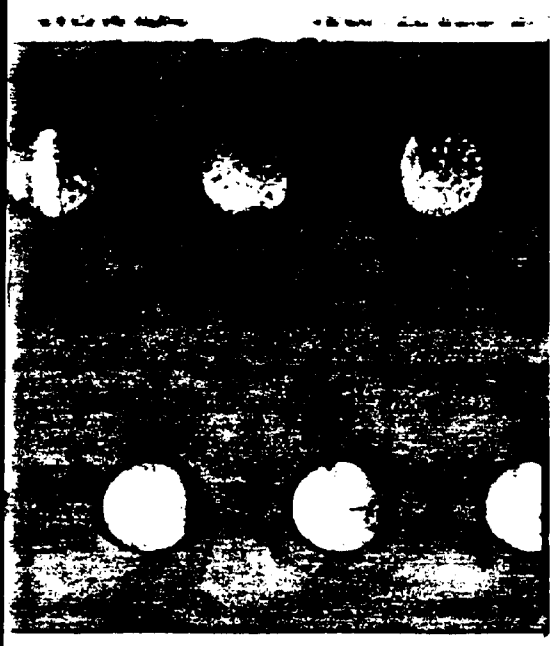
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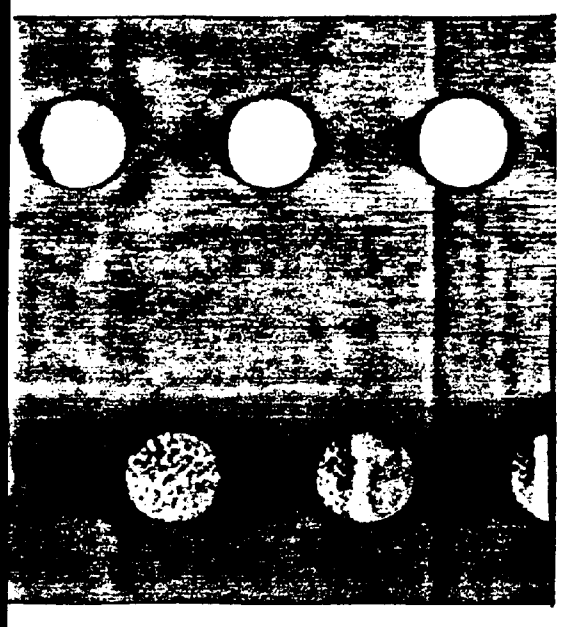
IDENTIFICATION REFERENCE

JAN 8 11 11 AM '90

DAVIDSON COUNTY, TN

RECEIVED





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8021 PAGE 51

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 21000.00
CON TX 69.30
PRFEE 1.00
WDEED 6.00
TOTAL 76.30
CHECK 76.30

01/08/90 01 11:12 0001 0973

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9458.6

IDENTIFICATION REFERENCE

JAN 8 11 11 AM '90

DAVIDSON COUNTY, TN

No. 282116