This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
116 Mt. Juliet Road
P. O. Box 888
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
WENDELL ETHRIDGE, TRUSTEE
163 Mt. Juliet Road, Suite 6
Mt. Juliet, Tennessee 37122

SEND TAX BILLS:
To New Owner

MORTGAGEE:
NONE

MAP AND PARCEL:
Map 78
Group
Parcel 1.01
p/o

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **DONNIE TUCKER and wife, SUSAN TUCKER,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **WENDELL ETHRIDGE, TRUSTEE**, with full power to sell, transfer, convey, lease, mortgage or encumber without the joinder of any other person or beneficiary whomsoever, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract or parcel of land situated and lying in the 12th Councilmanic District of Nashville-Davidson County, Tennessee, the same being more particularly described according to a survey and plan of Anderson-Delk & Associates, Inc., entitled "Section One, Greer Meadows at Cedar Creek", James W. Clark, Tennessee Registered Land Surveyor No. 1445, dated October 4, 1989, as follows:

Beginning at a point in the northerly right-of-way of Scott's Creek Parkway, said point also being the southwesterly corner of Lot No. 41 of Phase 1, Cedar Creek, Revised, of record in Plat Book 6900, page 848, Register's Office for Davidson County, Tennessee; thence South 20 deg. 08 min. 27 sec. East 50.00 feet to a point in the southerly right-of-way of Scott's Creek Parkway; thence with said right-of-way North 69 deg. 51 min. 33 sec. East 16.50 feet to a point; thence leaving said right-of-way South 20 deg. 08 min. 27 sec. East 135.00 feet to a point; thence North 69 deg. 51 min. 33 sec. East 183.07 feet to a point; thence North 80 deg. 30 min. 13 sec. East 18.11 feet to a point; thence South 8 deg. 46 min. 26 sec. East 150.00 feet to

a point in the southerly right-of-way of proposed Greer Station Drive; thence with said right-of-way around a curve to the left having a radius of 542.75 feet for a distance of 22.93 feet to a point; thence South 11 deg. 10 min. 40 sec. East 80.83 feet to a point, being the southeasterly corner of the tract herein described; thence South 74 deg. 28 min. 33 sec. West 131.03 feet to a point; thence South 79 deg. 54 min. 33 sec. West 104.65 feet to a point; thence North 77 deg. 03 min. 21 sec. West 90.53 feet to a point; thence North 60 deg. 50 min. 11 sec. West 374.38 feet to a point, being the southwesterly corner of the tract herein described; thence North 29 deg. 09 min. 49 sec. East 137.50 feet to a point; thence South 60 deg. 50 min. 11 sec. East 17.29 feet to a point; thence North 29 deg. 09 min. 49 sec. East 108.35 feet to a point; thence North 60 deg. 50 min. 11 sec. West 73.02 feet to a point; thence North 19 deg. 21 min. 42 sec. East 105.10 feet to a point, common corner to Lot No. 12 on the Plan of Hunter's Hill, Section 1, of record in Plat Book 5800, page 350, Register's Office for Davidson County, Tennessee; thence with said Lot No. 12 North 55 deg. 45 min. 55 sec. East 86.29 feet to a point; thence continuing with said Lot No. 12 North 21 deg. 10 min. 10 sec. East 100.01 feet to a point; thence leaving said Lot No. 12, South 30 deg. 07 min. 47 sec. East 198.18 feet to a point in the westerly line of Lot No. 40 of Phase I, Cedar Creek, Revised, of record in Plat Book 6900, page 848, R.O.D.C., TN; thence with the westerly lines of Lots 40 and 41 of said Subdivision, South 20 deg. 08 min. 27 sec. East 185.50 feet to the point of beginning, and containing 4.798 acres, more or less.

Being a part of the same property conveyed to Donnie Tucker by deed from Masterpiece Homes, Inc. dated August 4, 1987, as of record in Book 7317, page 807, Register's Office for Davidson County, Tennessee. Susan Tucker, wife of the said Donnie Tucker, joins in this conveyance to transfer unto Grantee, any and all rights she may have in the property described hereinabove.

This property is not the principal residence of either of the Grantors.

This is unimproved property to be known as Section One , Greer Meadows at Cedar Creek, Scott's Creek Parkway, Hermitage, Tennessee 37076.

This conveyance is made subject to:

(a) An "Easement" set forth in Book 5609, page 636, Register's Office for Davidson County, Tennessee; and

(b) An "Easement for Retention Basin" set forth in Book 6513, page 857, Register's Office for Davidson County, Tennessee; and

(c) A "Storm Water Detention Agreement" set forth in Book 6634, page 229, Register's Office for Davidson County, Tennessee; and

(d) A "Grant of Easement" set forth in Book 7037, page 853, Register's Office for Davidson County, Tennessee; and

(e) A "Temporary Easement" set forth in Book 7760, page 778, Register's Office for Davidson County, Tennessee; and

(f) A "Consent to Sewer Easement" set forth in Book 7760, page 784, Register's Office for Davidson County, Tennessee.

Real property taxes for 1989 have been settled between the parties.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said WENDELL ETHRIDGE, TRUSTEE, with full power to sell, transfer, convey, lease, mortgage or encumber without the joinder of any other person or beneficiary whomsoever, his successors and assigns, forever; and we, DONNIE TUCKER and wife, SUSAN TUCKER, do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 27th day of December, 1989.

Donnie Tucker
DONNIE TUCKER

Susan Tucker
SUSAN TUCKER

STATE OF Alabama)
COUNTY OF Jefferson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **DONNIE TUCKER, and wife, SUSAN TUCKER**, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal in the City of Birmingham, State of Alabama, this the 27th day of December, 1989.

Cathy S. Fox
NOTARY PUBLIC

My Commission Expires: 1-5-90

STATE OF TENNESSEE)
COUNTY OF WILSON)

BOOK 8028 PAGE 65

The actual value or consideration, whichever is greater, for this transfer is $124,000.00.

Wendell Ethridge, Trustee
by: John Tum, Atty in Fact
Wendell Ethridge, Trustee
Affiant

Subscribed and sworn to before me
this 27th day of December, 1989.

Patricia M. Guerin
NOTARY PUBLIC

My Commission Expires: 3-13-1993

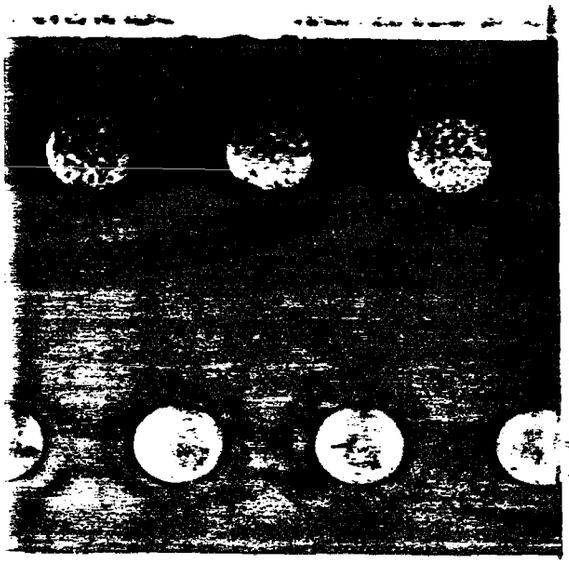
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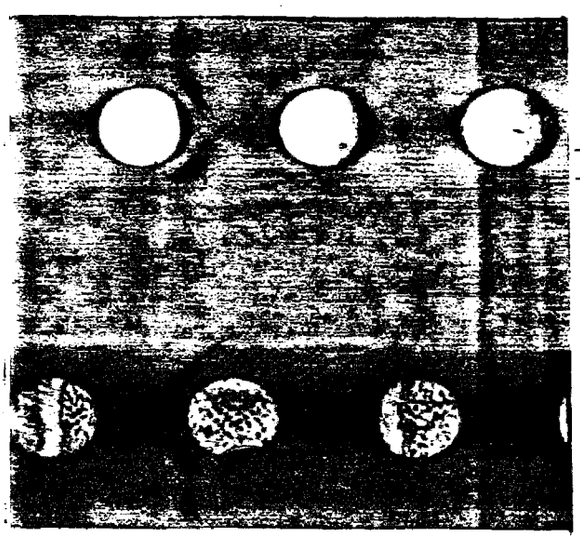
JAN 18 1 41 PM '90
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

9.7.2.1.7.

4131 01/18 0101 03CHECK 422.20





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

RECEIVED OF _____

FOR _____

BOOK 8028 PAGE 66

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 124000.00
				CON TX 409.20
				PRFEE 1.00
				WDEED 12.00
				TOTAL 422.20
				CHECK 422.20
01/18/90	01			13:42 0001 4131

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.7.2.1.7.

IDENTIFI REFERENCE:

JAN 18 1 42 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 285228