File 2

THIS INSTRUMENT WAS PREPARED BY:
GREGORY & GREGORY, ATTORNEYS AT LAW
SUITE 420, LAKECREST BLDG.
50 CENTURY BLVD.
NASHVILLE, TN 37201

2306 MEMORIAL BLVD.
SPRINGFIELD, TN 37172

BOOK 8077 PAGE 402

ADDRESS NEW OWNER AS FOLLOWS:

Herbert G. Warden

760 Dry Creek Road

Goodlettville, TN 37072

SEND TAX BILLS TO:

SAME

MAP & PARCEL 24-105
Field Book 10D30180

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LAWRENCE D. CLINARD and wife, PATRICIA S. CLINARD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HERBERT G. WARDEN and wife, OGEAL C. WARDEN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND INCORPORATED HEREIN AS FULLY AS IF COPIED VERBATIM HEREIN.

BEING the same property conveyed to Lawrence D. Clinard and wife, Patricia S. Clinard by deed of record in Book 4572, page 655, as corrected in Book 4787, page 979, said Register's Office.

THIS conveyance is made subject to any and all easements and restrictions of record in said Register's Office, especially to those restrictions of record in Book 4782, page 54, said Register's Office.

6691 04/02 0101 03CHECK 604.00

APR 2 8 32 AM '96

DAVIDSON COUNTY

IDENTIF. TREFERENCE

15031

BEING property located in the 10th Civil District of Davidson County, Tennessee, and described according to an unrecorded survey made by A. E. Dye, Surveyor, dated February 2, 1974, as follows:

BEGINNING at an iron pin in the south right-of-way of Dry Creek Road, the front northeast most corner of this tract and the common front corner with Henley etux (Book 3906, page 845, RODCT as divided, and conveyed to Clinard at Book 4787, page 979, RODCT); thence, leaving said Dry Creek Road (and with the line between said Henley), South 5 degrees West, 129.8 feet to an iron pin; thence North 82 deg. East, 27.0 feet to an iron pin; thence, South 24 deg. East, 421.0 feet to an iron pin; thence, North 74 deg. 45' East, 108.7 feet to an iron pin; thence, North 42 deg. East, 93.0 feet to an iron pin; thence, South 56 deg. 54' East, 287.7 feet to an iron pin; thence, South 211.5 feet to an iron pin; thence, South 75 deg. 10' West, 228.5 feet to an iron pin; thence South 75 deg. 01' West, 250.0 feet to an iron pin and the common rear corner of this tract and that 3.1 acre tract conveyed to Friedmann from Clinard (Book 5156, page 993, RODCT); thence, with the line between said Friedmann and Clinard the following two calls, North 21 deg. 30' West, 784.0 feet to an iron pin; and North 22 deg. 30' East, 195.0 feet to an iron pin in the south right-of-way of Dry Creek Road and the common front corner of said Friedmann and Clinard; thence, with the south right-of-way of said Dry Creek Road South 78 deg. 27' East, 75 feet to the point of beginning, containing 6.1 acres, more or less.

BEING that same 9.2 more or less acre tract conveyed to Lawrence D. Clinard and wife, Patricia S. Clinard by correction deed from Jack P. Henley and wife, Betty J. Henley of record in Book 4787, page 979, Davidson County Register's Office (referencing and correcting deeds at Book 4760, page 312 and at Book 4572, page 655, said Register's Office); Less that 3.1 more or less acre tract conveyed to Jerry W. Friedmann and wife, Janice H. Friedmann from Lawrence D. Clinard and wife, Patricia S. Clinard, of record in Book 5156, page 993, said Register's Office.

THIS IS ___ IMPROVED PROPERTY, KNOWN AS: _____

760 Dry Creek Road, Goodlettville, TN 37072

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 WE DO COVENANT WITH THE SAID GRANTEES 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 ASSIGNS, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND 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 HAND s THIS 21st DAY OF March 19 90

Lawrence D. Clinard
LAWRENCE D. CLINARD

Patricia S. Clinard
PATRICIA S. CLINARD

STATE OF TENNESSEE COUNTY OF ROBERTSON

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE WITHIN NAMED

Lawrence D. Clinard and wife, Patricia S. Clinard

THE BARGAINOR s , WITH WHOM I AM PERSONALLY ACQUAINTED (OR WHO 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 AND OFFICIAL SEAL AT Springfield TENNESSEE, THIS 21st DAY OF March , 19 90 .

COMMISSION EXPIRES:
My Commission Expires March 25, 1991

_____
NOTARY PUBLIC

STATE OF TENNESSEE COUNTY OF ROBERTSON

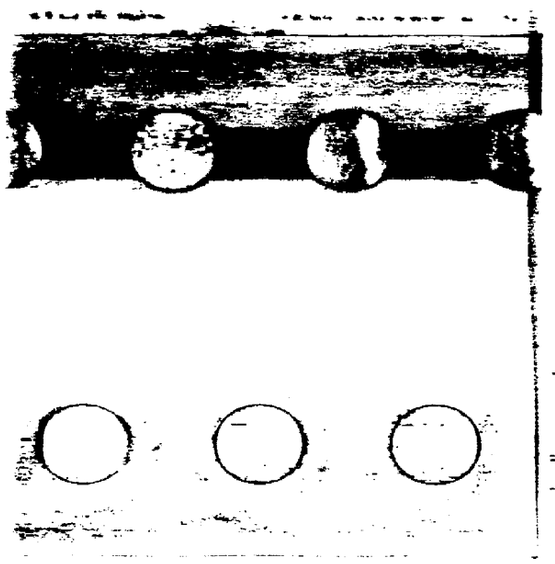
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

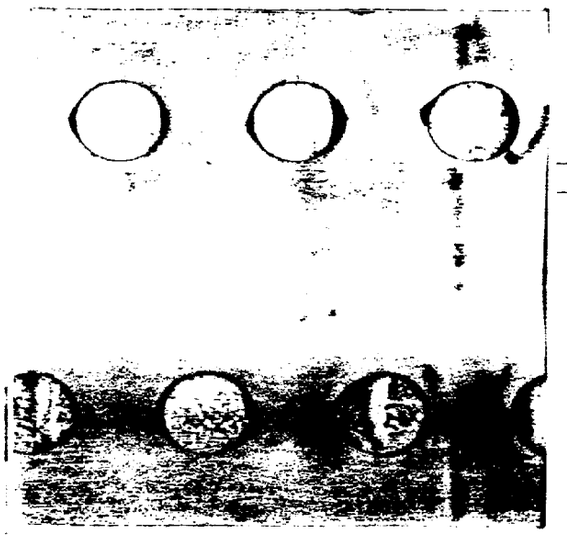
H. G. Jr. Franklin
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF March , 19 90 .

COMMISSION EXPIRES:
My Commission Expires March 25, 1991

_____
NOTARY PUBLIC





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8077 PAGE 405

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	180000.00
			CON TX	594.00
			PRFEE	1.00
			WDEED	9.00
			TOTAL	604.00
			CHECK	604.00
04/02/90	01		08:32 0001	6691

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

115031

IDENTIF. REFERENCE

APR 2 8 32 AM '90

DAVIDSON COUNTY TN.

No. 305859