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

1200 06/18 0101 03CHECK 125.80

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Wayne C. Brenneis, et ux 614 Wade Circle Goodlettsville, Tn. 37072	Same as New Owner	Map 30 Parcel 144

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, JOE D. HAMPTON, JR. and wife, DEBORAH HAMPTON, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto WAYNE C. BRENNEIS and wife, DEBORAH BRENNEIS, 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:

Land in the 14th Civil District of Davidson County, Tennessee, according to a survey by G. Barry Greer, and more particularly described as follows:

Beginning at the westerly margin of Whites Creek Pike and 1,625 feet in a southerly direction from the northeast corner of Newlin Sanford property of record in Book 4536, page 141, and the northwesterly corner of Tract No. 2; thence along Tract No. 2 South 49 deg. 23' West 1,131.7 feet to an iron pin; thence North 42 deg. 30' West 200 feet to an iron pi; thence North 49 deg. 22' East 1,135 feet to the westerly margin of Whites Creek Pike; thence following said margin southeasterly along a curve 105.7 feet to an iron pin; thence continuing along said margin South 41 deg. 55' East 94.3 feet to the point of beginning, containing 5.2 acres, more or less.

Being the same property conveyed to Joe D. Hampton, Jr. and wife, Deborah Hampton by deed from Edgar Alvin Harrell of record in Book 7173, page 784, Register's Office for Davidson County, Tennessee.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1990, which are a lien, but not yet due and payable and which have been prorated between the parties and will be paid in full by the GRANTEES when they become due.

2. Subject to restrictive covenants contained in instrument of record in Book 5094, page 412, said Register's Office.

3. Subject to easement for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County of record in Book 7610, page 112, said Register's Office.

And we, the GRANTORS, do further covenant and bind ourselves, our 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 our hands on this the 15th day of June, 1990.

WAYNE C. BRENNEIS

JOE D. HAMPTON, JR.

DEBORAH M. BRENNEIS

DEBORAH HAMPTON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOE D. HAMPTON, JR. and wife, DEBORAH HAMPTON, and WAYNE C. BRENNEIS and wife, DEBORAH M. BRENNEIS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 15th day of June, 1990.

NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $36,000.00.

Affiant

Sworn to and subscribed before me, this the 15th day of June, 1990.

NOTARY PUBLIC

My Commission Expires: 12/29/93

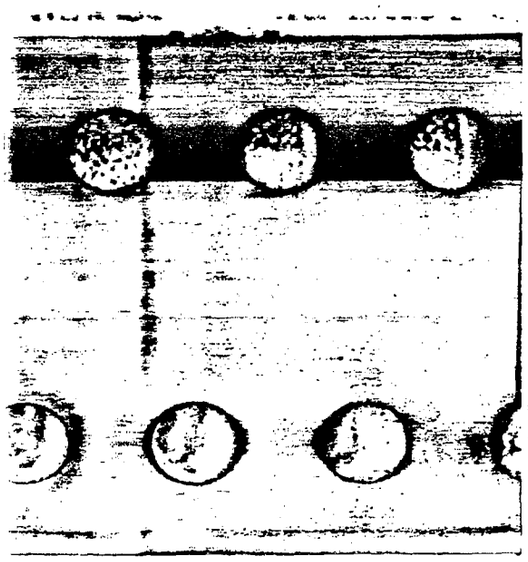
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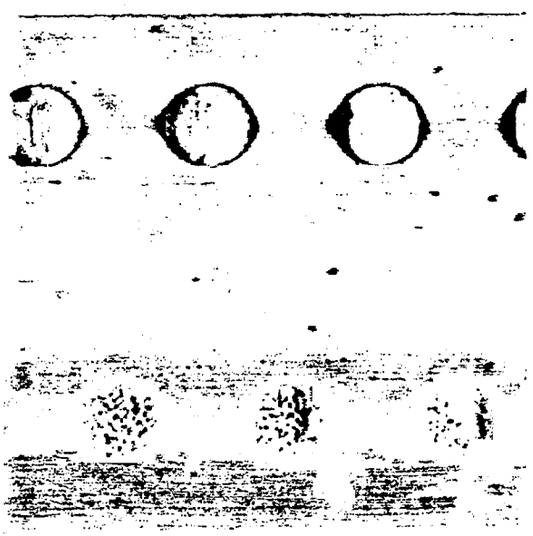
IDENTIFICATION

JUN 18 11 00 AM '90

FELIX Z. WILKINS, REGISTER

MAIL EXEMPT





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

RECEIVED OF _____

FOR _____

BOOK 8133 PAGE 77

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 36000.00
CON TX 118.80
PRFEE 1.00
WDEED 6.00
TOTAL 125.80
CHECK 125.80

06/18/90 01 11:01 0001 1200

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34596

IDENTIFICATION REFERENCE

JUN 18 11 00 AM '90

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY TN

No. 328842