STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Affiant

Subscribed and sworn to before me this 31 day of May, 1990.

Notary Public

My Commission Expires: May 28, 1992

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
P. O. Box 2757
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-0757

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Robert William McCullough, et ux 2597 River Glen Circle Dunwoody, GA. 30338	Same	110-00-0-029-20 04D 18020

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 consideration, the receipt of which is hereby acknowledged, Ray Thomas Eakes, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Robert William McCullough and wife, Christine N. McCullough, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being a lot or tract marked "C" on the unrecorded survey of the Elizabeth M. C. Eakes Property in the 2nd Civil District of said County, by John D. McCormick, Surveyor, dated May 22, 1990, and more particularly described in Exhibit A which is attached hereto and made a part hereof.

Being part of the property inherited by Elizabeth Mae Castleman Eakes, as one of the heirs-at-law of R. L. Castleman, deceased. The said R. L. Castleman having acquired title as the only heir-at-law of L. B. Castleman, the said L. B. Castleman having acquired title by deed from T. F. Hamilton, et al, of record in Book 208, page 439, Register's Office for Davidson County, Tennessee, and further being part of the same property conveyed to Elizabeth Mae Castleman Eakes by deed from Gertrude C. Jenkins of record in Book 2545, page 522, Register's Office for Davidson County, Tennessee, and by deed from Benjamin Ray Castleman, et al, the remaining heirs-at-law of R. L. Castleman, deceased, of record in Book 2547, page 279, Register's Office for Davidson County, Tennessee.

Being part of the property inherited by Ray Thomas Eakes as the sole heir-at-law of Elizabeth Mae Castleman Eakes, deceased.

This conveyance is made subject to:

1. 1990 taxes, a lien not yet due and payable which have been prorated and assumed by Grantees.

This is unimproved property, known as Stewarts Ferry Pike property.

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 I covenant with the said Grantees that I am 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 I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, theirs heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 31 day of May, 1990.

Ray Thomas Eakes

RAY THOMAS EAKES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ray Thomas Eakes, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31 day of May, 1990.

Dorothy L. Gleaves

Notary Public

My Commission Expires: May 20, 1992

EXHIBIT "A"

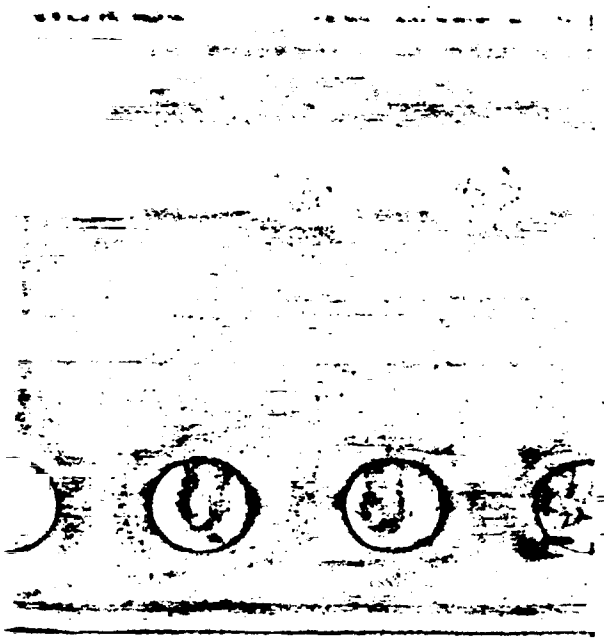
Land in Davidson County, Tennessee, being a lot or tract marked "C", being the Westerly part of the Elizabeth M.C. Eakes Property situated in the 2nd Civil District of Davidson County, Tennessee and recorded in Deed Book 2547, page 279, said property is described according to an unrecorded survey by John D. McCormick dated May 22, 1990 as follows:

Beginning at a point in the Southerly margin of Stewarts Ferry Pike said point being the Northwest corner of the said Eakes property and being the Northeasterly corner of the Don R. King & Wife property; thence S 11° 17' 04" W a distance of 940.51 feet; thence S 85° 31' 56" E a distance of 86.54 feet; thence S 6° 42' 04" W a distance of 176.66 feet; thence S 56° 37' 21" E a distance of 60.55 feet; thence S 21° 55' 57" E a distance of 230.13 feet; thence S 48° 12' 08" E a distance of 107.58 feet; thence N 32° 29' 00" E a distance of 378.14 feet; thence N 58° 16' 28" W a distance of 271.38 feet; thence N 32° 29' 00" E a distance of 803.00 feet to a point in the Southerly margin of Stewarts Ferry Pike; thence N 58° 16' 28" W a distance of 353.95 feet; thence along a curve to the left with radius of 1115.61 feet a distance of 223.72 feet to the point of beginning and containing 10.756 acres more or less.

3 5 4 2 2

JUN 20 3 23 PM '90

2243 06/20 0101 03CHECK 142.00



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

RECEIVED OF _____

FOR _____

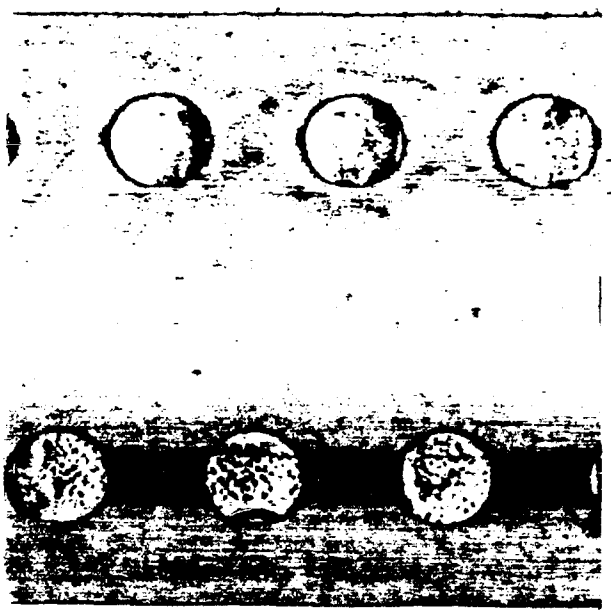
BOOK 8135 PAGE 427

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 40000.00
CON TX 132.00
PRFEE 1.00
WDEED 9.00
TOTAL 142.00
CHECK 142.00

06/20/90 01 15:23 0001 2243



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35422

IDENTIFICATION REFERENCE

JUN 20 3 23 PM '90

FELIX Z. WILSON, II REGISTER DAVIDSON COUNTY TENN.

No. 329877