THIS INSTRUMENT PREPARED BY: Mail

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

BOOK 8239 PAGE 779

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Frank G. Everett 103 Isaac Dr. Goodlettsville, Tn. 37072	Same as New Owner	Map 6 Parcel 61 Field Book 10D 19600

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, JANE C. GREGORY, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents do transfer and convey unto FRANK G. EVERETT, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Tracts No. 11 and 12 of the unrecorded subdivision of the Myers property on Bakers Station Road in the 10th Civil District, and described together according to a survey by Odo E. Rhodes, as follows:

Beginning at a point in the center of Bakers Station Road, a corner to Tract No. 13 of this land, which was conveyed to George L. Fuqua, et ux by deed from Zack Q. Myers, of record in Book 3710, page 408, Register's Office for said County, thence with Tract #13 North 57 deg. 45' East 242 feet, more or less, to a point in the L & N Railroad right of way; thence with said right of way South 28 deg. East 200 feet, more or less, to a point and South 18 deg. East 237 feet, more or less, to a point; thence leaving said right of way and intersecting the center line of Baker Station Road and continuing with same South 70 deg. West 332 feet, more or less, to a point in curve of said road; thence continuing with center of said road North 69 deg. West 32 feet, more or less, and North 34 deg. 15' West 316 feet, more or less, to the point of beginning, and containing 3 acres, more or less.

This conveyance is made subject to the right of way of Bakers Station Road and all easements apparent and of record.

Being the same property conveyed to Jane C. Gregory by deed from Thomas J. Chappell, a single man, of record in Book 7179, page 786, Register's Office for Davidson County, Tennessee.

The Grantor further conveys to the Grantee a 1961 50' x 10' Vagabond Mobile Home, bearing Manufacturers Identification Number GS1817, located on the property hereinabove described, underpinned with the wheels removed, and forming a part of the said real 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 GRANTEE, his heirs and assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEE, that I am 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 have been prorated between the parties and which will be paid in full at closing.

And I, the GRANTOR, do further covenant and bind myself, my 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.

DENNIS A. GREGORY, husband of JANE C. GREGORY, joins in this conveyance to convey any and all right, title or interest which he may have in the real property, hereinabove described, together with the improvements thereon and the appurtenances thereto, whether the same be marital or otherwise, but Dennis A. Gregory makes no warranties concerning the same property.

WITNESS our hands on this the day and date acknowledged below.

Jane C. Gregory
JANE C. GREGORY

Dennis A. Gregory
DENNIS A. GREGORY

STATE OF MISSISSIPPI }
COUNTY OF Harrison }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANE C. GREGORY, and husband, DENNIS A. GREGORY, 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 26th day of October, 1990.

Mary O. Scott
NOTARY PUBLIC

My Commission Expires: My Commission Expires June 5, 1991

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

Frank G. Everett
Affiant

Sworn to and subscribed before me, this the 14th day of November, 1990.

Kathy Burnett White
NOTARY PUBLIC

My Commission Expires: 12/29/93

NOV 19 9 20 AM 1990
DAVIDSON COUNTY TN

IDENTIF. TREFERENCE 73441

3355 11/19 1101 03CHECK 73.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8239 PAGE 781

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 20000.00
CON TX 66.00
PRFEE 1.00
WDEED 6.00
TOTAL 73.00
CHECK 73.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 19 0001 8355

73441

IDENTIF. REFERENCE

Nov 19 9 20 AM '90

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY TN.

No. 374358