This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2232 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Johnathan F. Sloan
630 Lakehaven Drive
Mt. Juliet, Tennessee 37122

SEND TAX BILL:
To Owner

MORTGAGEE:
1st - Third National Bank in Nashville
P. O. Box 305110
Nashville, Tennessee 37230-5110

2nd - Wendell Ethridge, Trustee
163 Mt. Juliet Road, Suite 6
Mt. Juliet, Tennessee 37122

MAP AND PARCEL:
MAP 75-12
GROUP A
PARCEL 76 CO

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, I, Wendell Ethridge, Trustee, with full power to sell, transfer, convey, lease, mortgage or encumber without the joinder of any other person or beneficiary whomsoever, and hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Johnathan F. Sloan, a single person, hereinafter called the Grantee, his heirs 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 Davidson County, Tennessee, the same being Lot No. 149 on the Plan of Revised Section One, Greer Meadows at Cedar Creek, the Plat of which is filed for record in Plat Book 7900, page 115, Register's Office for Davidson County, Tennessee, and to which Plat reference is here made for a more complete and accurate description of said lot.
>
> Being a part of the same property conveyed to Wendell Ethridge, Trustee, by deed from Donnie Tucker and wife, Susan Tucker, dated December 27, 1989, as of record in Book 8028, page 62, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Lot No. 149, Greer Station Drive, Hermitage, TN 37076.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to the "Declaration of Covenants, Conditions and Restrictions for Section 1, Greer Meadows at Cedar Creek", of record in Book 8060, pages 692 through 713, Register's Office for Davidson County, Tennessee; and as amended by an instrument recorded in Book 8239, pages 649 through 651, said Register's Office; and subject to the "By-Laws of Section 1, Greer

Meadows at Cedar Creek Homeownwers Association, Inc.", of record in Book 8060, pages 685 through 691, said Register's Office; and subject to all of the facts, conditions and limitations shown on the Plat of record in Plat Book 7900, page 115, said Register's Office, including 20 foot front and rear minimum building setback lines and an approved building envelope; a 10 foot underground electrical easement adjacent to all street rights-of-way; a 5 foot waterline easement along the south and southwesterly lot lines; and a 10 foot sanitary sewer easement across the south and westerly corner.

Real property taxes for 1990 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 Johnathan F. Sloan, a single person, his heirs and assigns, forever; and I, Wendell Ethridge, Trustee, do 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 do further covenant and bind myself, my successors 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 my hand this the 10th day of December, 1990.

Wendell Ethridge, Trustee

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Wendell Ethridge, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 10th day of December, 1990.

Patricia M. Duvin
NOTARY PUBLIC

PATRICIA M. DUVIN NOTARY PUBLIC AT LARGE TENNESSEE

My Commission Expires: March 13, 1993

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 18,000.00.

AFFIANT

Subscribed and sworn to before me this 10th day of December, 1990.

Patricia M. Duvin
NOTARY PUBLIC
My Commission Expires: March 13, 1993

NOTARY PUBLIC AT LARGE TENNESSEE

8U336

IDENTIF. REFERENCE

Dec 18 1 13 PM '90

DAVIDSON COUNTY TN.

MAIL ENV.

RECORDED 1991 DEED TAX $9.00

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8259 PAGE 618

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 18000.00
CON TX 59.40
PRFEE 1.00
WDEED 9.00
TOTAL 69.40
CHECK 69.40

12/18/90 01 13:12 0001 0230

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80336

IDENTIF. REFERENCE

DEC 18 1 13 PM '90

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 382639