THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:
BILLY JOE WILLIS ET UX
BETTY L. WILLIS AND
JOE E. WILLIS
1220 Old Hickory Blvd. E.
Madison, Tennessee 37115
SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:
MAP 74-0, PARCEL 28
MAP 74-0, PARCEL 61
MAP 74-0, PARCEL 62

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00.

Kathryn Hicks
AFFIANT

Subscribed and sworn to me this the 14th day of February, 1991.

Ella W. Woodall
Notary Public
My commission expires: 1-11-94

92957 IDENTIF. TREFERENCE FEB 15 8 25 AM '91 FELIX Z. WILSON REGISTER DAVIDSON COUNTY TN.

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, MARTHA S. RAY, TRUSTEE OF THE SUTTON TRUST, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said BILLY JOE WILLIS ET UX, BETTY L. WILLIS a one-half undivided interest and JOE E. WILLIS, a one-half undivided interest, hereinafter referred to as GRANTEES, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2219 Neely's Bend Road, Madison, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

GRANTEES, their successors, heirs and assigns forever, I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind myself and my successors and representatives, to warrant and forever defend the title to said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 14 day of February, 1991.

Martha S. Ray Trustee

MARTHA S. RAY, TRUSTEE OF THE
SUTTON TRUST

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARTHA S. RAY, to me known to be the person who executed the foregoing instrument in behalf of THE SUTTON TRUST and acknowledged that she executed the same as the free act and deed and on behalf of THE SUTTON TRUST, for the purposes therein contained.

WITNESS my hand and official seal at office in Madison, Tennessee, this 14th day of February, 1991.

Ella W. Woodall

NOTARY PUBLIC

My Commission Expires: 11-10-91

NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

TRACT NO. 1: Beginning at the northwest corner of the original parcel going along the original North property line South 87 degrees 15' East 767' to the original northeast corner, thence South 9 degrees West 150.89'; thence North 87 degrees 15' West 588.55'; thence South 4 degrees 30' West 370 feet; thence South 32 degrees 40' West 343.19 feet; thence North 4 degrees 30' East 822.55' to point of beginning, tract containing 3.16 acres more or less, exclusive of a 12.0' wide right-of-way along a portion of the Westerly boundary included in this tract as described in the original parcel.

TRACT NO. 2: Beginning at a point in the easterly margin of Neelys Bend Road 520.45' North of the Southwest corner of the original parcel; thence North 4 degrees 30' East 50.0' along said margin of Neelys Bend Road; thence North 32 degrees 40' East 343.19'; thence North 4 degrees 30' East 370.0'; thence South 87 degrees 15' East 588.58' thence South 9 degrees West 251.49 feet; thence North 87 degrees 15' West 470.18', thence South 32 degrees 40' West 536' to the point of beginning, containing 3.66 acres, more or less.

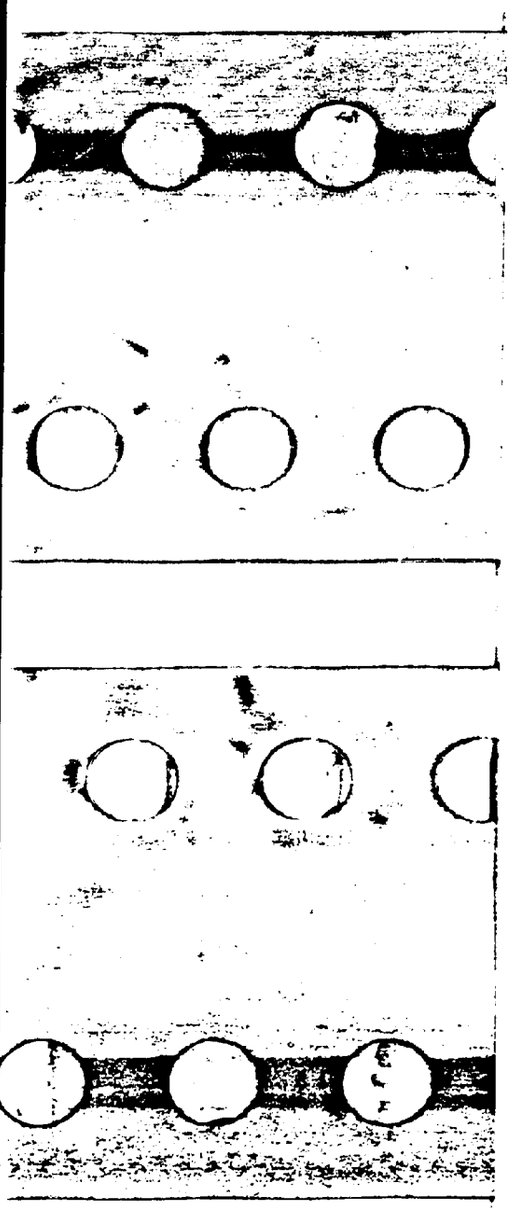
TRACT NO. 3: Beginning at the southwest corner of the original parcel, thence North 4 degrees 30' East 520.45', thence North 32 degrees 40' West 536', thence South 87 degrees 15', East 470.18', thence South 9 degrees West 871.12', thence South 82 degrees 45' West 682.6 feet to the point of beginning, containing 11.5 acres, more or less.

Being the same property conveyed to Martha S. Ray, Trustee of the Sutton Trust, by Quitclaim Deed from Robert M. Sutton, of record in Book 7331, page 859, Register's Office for Davidson County, Tennessee. Martha S. Ray, Trustee, is vested with full power and authority to sell and convey said property pursuant to said Trust Agreement, a certified copy of same being recorded simultaneously herewith.

6979 02/15 0101 03CHECK 274.00

EXHIBIT "B"

1. 1990 real property taxes have been paid (Map 74-0, Parcels 28, 61, and 62). 1991 and all future real property taxes constitute a lien, although the same are not yet due and payable.
2. Unrecorded easements for roads and utilities, if any.
3. Right-of-way to the Metropolitan Government of Nashville and Davidson County, Tennessee, to construct a 47-inch woven wire fence along the new right-of-way line, of record in Book 4105, page 158, said Register's Office.



**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 8293 PAGE 195

| | | |
|---|---|---|
| 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 80000.00
CON TX 264.00
PRFEE 1.00
WDEED 9.00
TOTAL 274.00
CHECK 274.00

02/15/91 01 08:22 0001 6979

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92957.

IDENTIF. TREFERENCE

FEB 15 8 26 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 397280