Box 17

BOOK 8299 PAGE 837

THIS INSTRUMENT WAS PREPARED BY
COOMER AND JENKINS, ATTORNEYS AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner (s):	Send Tax Bills To:	Map & Parcel:
Larry Dwain Mullins	Same	Map 172
Marcia G. Mullins		Parcel 76
315 Fann Road		6D52500
Nolensville, TN 37135		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged:

Jack James and wife, Joyce James

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Larry Dwain Mullins and wife, Marcia G. Mullins

hereinafter called the Grantee(s), 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 Sixth Civil District of Davidson County, Tennessee, described from a survey made by James L. Murphy, Jr. & Company, dated May 4, 1968, revised January 2, 1974, as follows: Beginning at a point being the northwest corner of Tract 30 on the Plan of Holt Hills, Section 3, of record in Book 5200, page 306, Register's Office for said County; thence North 3 degrees 37 minutes 26 seconds East 1,273.48 feet to an iron stake; thence North 84 degrees 34 minutes 06 seconds East 284.08 feet to an iron stake; thence North 3 degrees 47 minutes 29 seconds East 1171.39 feet to an iron stake; thence North 89 degrees 26 minutes 12 seconds East 124.09 feet to an angle in a fence; thence South 66 degrees 39 minutes 27 seconds East 142.24 feet to a gate post; thence North 60 degrees 18 minutes 28 seconds East 12.80 feet to the center of Old Carns Road; thence with the centerline of Old Carns Road, South 38 degrees 50 minutes 30 seconds East 149.15 feet to a point; thence South 35 degrees 31 minutes East 282.60 feet to a point; thence South 39 degrees 49 minutes 40 seconds East 409.85 feet to a point; thence South 51 degrees 07 minutes 40 seconds East 281.22 feet to a point; thence South 51 degrees 06 minutes 40 seconds East 279.40 feet to a point; thence South 56 degrees 43 minutes 40 seconds East 278.95 feet to a point; thence South 66 degrees 54 minutes 07 seconds East 165.36 feet to a point; marked by a 14-inch elm tree at a gate; thence South 40 degrees 26 minutes 05 seconds West 370.44 feet to a point on a line which is now the East boundary line of Tract 31, Holt Hills, Section 3; thence with the northern boundary of Holt Hills, Section 3, North 2 degrees 55 minutes East a distance of 121.27 feet to a point; thence South 68 degrees 12 minutes 48 seconds West 478.72 feet to a point; thence South 38 degrees 12 minutes West 620.00 feet to a point; thence South 47 degrees 55 minutes West 180.00 feet to a point; thence South 62 degrees 49 minutes West 205.00 feet to a point; thence South 69 degrees 15 minutes West 315.00 feet to a point; thence South 75 degrees 23 minutes West 190.00 feet to a point; thence North 86 degrees 24 minutes 54 seconds West 192.53 feet to the point of beginning, and containing 57.27 acres, more or less.
Together with a 50-foot non-exclusive easement for

ingress and egress and installation of utility lines as reserved in the warranty from James I Vance Berry, Trustee, to Thomas C. Scott, Trustee, of record in Book 4780, page 611, said Register's Office; said easement being further described in Exhibits A, B and C to the Easement and Joint Roadway Use and Maintenance Agreement of record in Book 5707, page 706, said Register's Office, and also shown on the Plan of Holt Hills, Section 3, of record in Book 5200, page 306, said Register's Office, a portion of which is designated as Reserve Parcel (151) on said Plan.

Being the same property conveyed to Jack James and wife, Joyce James by deed from James I. Vance Berry, Trustee, of record in Book 6745, page 403, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record.

unimproved (X)
This is improved ( ) property known as 57.27 acres, Sixth Civil District, Nashville, TN 37211

TO HAVE AND 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 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 the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and assigns, to warrant and defend title 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.

95573

IDENTIF. TREFERENCE
FEB 27 | 18 PM
DAVIDSON COUNTY TN

Witness our hands this 26th day of February, 1991.

Jack James
JACK JAMES

Joyce James
JOYCE JAMES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

0035 02/27 0101 03CHECK 479-47

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACK JAMES and wife, JOYCE JAMES the within named bargainers, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of February, 1991.

My Commission Expires:
Sept 25, 1993

Mandy Drewathan
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

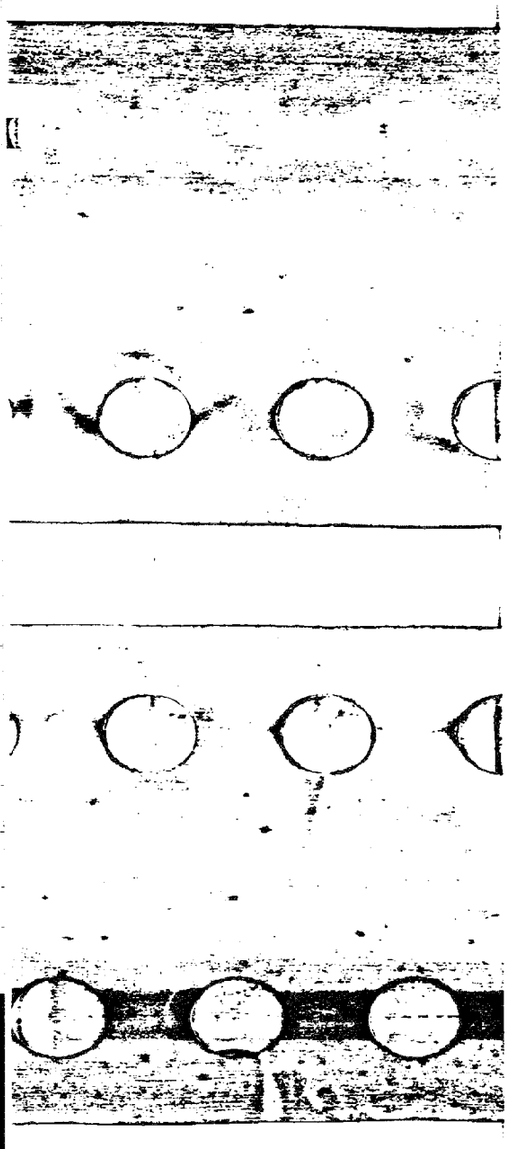
The actual consideration or value whichever is greater, for this transfer is $143,175.00

Lary Frank Martin
AFFIANT

Subscribed and sworn to before me this 26th day of February, 1991.

My Commission Expires:
Sept 25, 1993

Mandy Drewathan
NOTARY PUBLIC



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 143175.00
CON TX 472.47
PRFEE 1.00
MDEED 6.00
TOTAL 479.47
CHECK 479.47

02/27/91 01 13:20 0001 0035

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95573

IDENTIF. TREFERENCE

FEB 27 1 18 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 400278