THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

mail

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Robert E. Calonge, et ux 610 Angela Circle Goodlettsville, Tn. 37072	Same as New Owner	Map 26-1 Parcels 94, 95 & 122

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, D & L PROPERTIES, INC., hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto ROBERT E. CALONGE and wife, BETTY A. CALONGE, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Three Tracts or Parcels of land in Davidson County, Tennessee, described according to a survey dated January 20th, 1988 by John D. Spry, Registered Land Surveyor #727, with Ragan-Smith-Murphy & Associates, Inc. as Job #87-138, as follows:

TRACT NO. 1: BEGINNING at an iron pin set on the south right-of-way line of Cedar Street, a 35-foot road, at the northwest corner of the property of Gary S. Binkley, as recorded in Deed Book 7136, Page 296, R.O.D.C., Tennessee, and the northeast corner of the herein described tract; said iron pin is westwardly, as measured along the centerline of Cedar Street, 130.0 feet from the centerline of the southbound track of the Seaboard Systems Railroad, thence, with the west boundary line of the property of Gary S. Binkley, South 19 degrees 29' 46" East 433.91 feet to an iron pin set; thence with the north right-of-way line of Long Hollow Pike, South 77 degrees 36' 40" West, 57.03 feet to an iron pin set; thence, with the east boundary line of Tract 2 of the property conveyed to D & L Properties, Inc., as recorded in Deed Book 7570, Page 251, R.O.D.C., Tennessee, North 19 degrees 02' 59" West 235.58 feet to an iron pin; thence North 70 degrees 44' 17" East 49.59 feet to an existing iron pin; thence North 20 degrees 32' 45" West 199.74 feet to an iron pin set; thence with the south right of way line of Cedar Street, North 70 degrees 02' 24" East 8.67 feet to the point of beginning containing, 14,633 square feet or 0.336, acres more or less.

TRACT NO. 2: BEGINNING at an iron pin set on the south right-of-way line of Cedar Street, 35-foot road, at the northwest corner of the property of the Bank of goodlettsville, as recorded in Deed Book 5675, page 795, R.O.D.C., Tennessee, and the northeast corner of the herein described tract; said iron pin is westwardly, as measured along the centerline of Cedar Street, 138.7 feet from the centerline of the south bound track of the Seaboard Systems Railroad; thence, with the west boundary line of Tract 1 of the deed to D & L Properties of record in Book 7570, page 251, R.O.D.C., Tennessee, South 20 deg. 32 min. 45 sec. East, 199.74 feet to an existing iron pin; thence, South 70 deg. 44 min. 17 sec. West 49.59 feet to an iron pin set; thence South 19 deg. 02 min. 59 sec. East 235.58 feet to an iron pin set; thence, with the north right-of-way line of Long Hollow Pike, South 77 deg. 36 min. 40 sec. West 67.26 feet to an iron pin set; thence, with the east boundary line of the property conveyed to D & L Properties as recorded in Deed Book 7570, page 255, R.O.D.C., Tennessee, North 20 deg. 38 min. 22 sec. West 417.55 feet to an iron pin set; thence, with the South right-of-way line of Cedar Street, North 70 deg. 02 min. 31 sec. East, 123.00 feet to the point of beginning, and containing 39,611 square feet or 0.909 acres, more or less.

Being the same property conveyed to D & L Properties, Inc. by deed from Bank of Goodlettsville of record in Book 7570, Page 251, Register's Office for Davidson County, Tennessee.

TRACT NO. 3: Beginning at an iron pin set on the South right-of-way line of Cedar Street, a 35-foot road, at the northwest corner of the property of the Bank of Goodlettsville, as recorded in Deed Book 6607, page 831, R.O.D.C., Tennessee, and the northeast corner of the herein described tract; said iron pin is westwardly, as measured along the centerline of Cedar Street, 261.7 feet from the centerline of the southbound track of the Seaboard Systems Railroad; thence, with the west boundary line of Tract 2 of the property conveyed to D & L Properties, of record in Book 7570, page 251, R.O.D.C., Tennessee, South 20 deg. 38' 22" East, 417.55 feet to an iron pin set; thence, with the north right-of-way line of Long Hollow Pike, South 77 deg. 36' 40" West 100.70 feet to an iron pin set; thence, with the east boundary line of the property of Cecil S. Whitmer, as recorded in Deed Book 3836, page 429, R.O.D.C., Tennessee, North 20 deg. 41' 06" West 404.28 feet to an iron pin set, thence, with the south right-of-way lien of Cedar Street, North 70 deg. 02' 24" East 99.99 feet to the point of beginning and containing 41,016 square feet or 0.942 acres more or less.

Being the same property conveyed to D & L Properties, Inc., by deed from Donald R. Dunning and wife, Anita G. Dunning of record in Book 7570, page 255, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 3 Tracts of Land, Long Hollow Pike, Goodlettsville, Tennessee, 37072.

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 the GRANTOR, does covenant with the said GRANTEES, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1991, which are a lien but not yet due and payable, which have been prorated between the parties and which will be paid in full by the GRANTEES when they become due.

2. Subject to a 20-foot sanitary sewer easement in favor of the City of Goodlettsville as shown on the said survey and as described in instruments of record in Book 4468, page 470; Book 4468, page 378; Book 4388, page 581; Book 4588, page 487; respectively.

3. A part of the said property is within the area of flood inundation as designated by Federal Emergency Management Agency Map Community Panel No. 470287 0001, effective dated June 15, 1981, which makes up a part of the National Flood Insurance Administration annual report.

And the GRANTOR, does further covenant and bind itself, its successors or representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 14th day of March, 1991.

"GRANTORS"
D & L PROPERTIES, INC.

BY: _____
DONALD R. DUNNING, PRESIDENT

"GRANTEES"

_____
ROBERT E. CALONGE

_____
BETTY A. CALONGE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT E. CALONGE and wife, BETTY A. CALONGE, 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 14th day of March, 1991.

NOTARY PUBLIC

My Commission Expires: 12/24/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared DONALD R. DUNNING, with whom I am personally acquainted and who acknowledged himself to be the PRESIDENT of D & L PROPERTIES, INC., the bargainor(s), a corporation, and as such PRESIDENT, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as PRESIDENT.

WITNESS my hand and official seal, this the 14th day of March, 1991.

NOTARY PUBLIC

My Commission Expires: 12/24/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Affiant

Sworn to and subscribed before me, this the 14th day of March, 1991.

NOTARY PUBLIC

My Commission Expires: 12/24/93

3758 03/15 0101 03CHECK 538.00

IDENTIFICATION

93 06



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8310 PAGE 19

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 160000.00
CON TX 528.00
PRFEE 1.00
WDEED 9.00
TOTAL 538.00
CHECK 538.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/15/91 01 09:02 0001 3758

99306

IDENTIF. REFERENCE

MAR 15 9 02 AM '91

DAVIDSON COUNTY TN.

No. 404539