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

[illegible] 03 1F 0101 03CHECK 76.00
IDENTIF. REFERENCE

WARRANTY DEED

Mar 13 [illegible] 87 AM '87

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
~~Gayle G. Ballou, et ux~~ Feller Brown 212 Madison St. Madison, TN 37115	Same as New Owner	Map 17 Parcel 39 Field Book I.D. # 10D 10605

MAIL TAX

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, GAYLE G. BALLOU, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto FELLER BROWN REALTY & AUCTION COMPANY, INC., a Tennessee corporation, hereinafter referred to as the "GRANTEE", its successors or assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the Tenth Civil District of Davidson County, Tennessee, being Tract No. 2 of the subdivision of a 15.13 acre tract owned by Dennis H. Parker and wife, Mary N. Parker described according to a survey dated April 7, 1989 by Joe M. Cummings, Registered Land Surveyor No. 1513 (Job No. 89-036(S)-011), as follows:

Beginning at an iron pin in the northerly margin of Lickton Pike, said point being 1,280.05 feet, more or less, West of the intersection of Freeman Hollow Road and Lickton Pike, a corner to the A. C. Berry Subdivision of record in Plat Book 5800, page 109, Register's Office for Davidson County, Tennessee; thence, with the easterly boundary line of the A. C. Berry Subdivision of record in Plat Book 5800, page 109, Register's Office for Davidson County, Tennessee, North 4 deg. 36' 20" East 914.58 feet to an iron pin; thence, South 79 deg. 36' 30" East 571.40 feet to an iron pin in the line of Marvin E. Tait, et ux; thence with the line of Tait South 12 deg. 47' 05", East 83.14 feet to an iron pin; thence, South 44 deg. 18' 34", West 178.58 feet to an iron pin; thence, South 71 deg. 43' 18" West 311.90 feet to an iron pin; thence, South 36 deg. 06' 03", West 271.63 feet to an iron pin; thence, South 4 deg. 36' 20", West 300.00 feet to an iron pin in the northerly margin of Lickton Pike; thence, with said margin of said Lickton Pike on a curve having a delta angle of 12 deg. 34' 56", a radius of 1,457.40 feet, a tangent of 160.67 feet and a length of 51.58 feet to the point of beginning and containing 5.04 acres, more or less.

This conveyance is made subject to an easement for ingress and egress and utilities, granted to Andrew D. Eagar and wife, E. Diane Eagar by deed recorded in Book 7858, page 642, Register's Office for Davidson County, Tennessee; said easement being more specifically and particularly described as follows, to-wit:

Beginning at an iron pin in the northerly margin of Lickton Pike, a corner to the A. C. Berry Subdivision, of record in Plat Book 5800, page 109, Register's Office for Davidson County, Tennessee; thence, with a line of the A. C. Berry Subdivision North 4 deg. 36' 20", East 301.44 feet to a point; thence, North 36 deg. 06' 03", East 492.60 feet to a point; thence, North 13 deg. 33' 22", West 181.84 feet to a point in the southerly margin of the subdivision of the Dennis H. Parker and Mary N. Parker property; thence, South 79 deg. 36' 30", East 54.71 feet to a point; thence, South 13 deg. 33' 22", East 182.77 feet to a point; thence, South 36 deg. 06' 03", West 230.00 feet to an iron pin; thence, South 36 deg. 06' 03", West 271.63 feet to an iron pin; thence, South 4 deg. 36' 20", West 300.00 feet to an iron pin in the northerly margin of Lickton Pike; thence, with said margin of said Lickton Pike on a curve having a delta angle of 12 deg. 34' 56", a radius of 1,457.40 feet a tangent of 160.67 feet and a length of 51.58 feet to the point of beginning, said

easement being 50 plus feet in width.

Being the same property conveyed to Gayle G. Ballou by deed from Dennis H. Parker and wife, Mary N. Parker of record in Book 7858, page 642, Register's Office for Davidson County, Tennessee.
The current mailing address for said property is:

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, its successors or 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 1991, which are a lien but not yet due and payable.

2. Subject to restrictive covenants contained in instrument of record in Book 7858, page 642, said Register's Office.

3. Subject to easement for ingress and egress and for utilities as described in deed of record in Book 7858, page 642, said Register's Office.

4. Subject to provisions for relocation of waterline and for maintenance and upkeep of the easement as described in agreement of record in Book 7858, apge 652, said Register's Office.

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, its successors or assigns, against the lawful claims of all persons whomsoever.

ELAINE E. BALLOU, wife of GAYLE G. BALLOU, joins in this conveyance to convey any and all right, title or interest which she may have in and to the real property described herein, marital or otherwise.

WITNESS our hands on this the 20th day of Feb., 1991.

"GRANTORS"

Gayle G. Ballou
GAYLE G. BALLOU

Elaine E. Ballou
ELAINE E. BALLOU

"GRANTEE"
FELLER BROWN REALTY & AUCTION COMPANY, INC.

BY: _____
TITLE: _____

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GAYLE G. BALLOU, and wife, ELAINE E. BALLOU, 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 20th day of Feb., 1991.

M. Dianne Rees
NOTARY PUBLIC

My Commission Expires: 3-27-1993

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Feller Brown, with whom I am personally acquainted and who acknowledged himself to the President of FELLER BROWN REALTY & AUCTION COMPANY, INC., the bargainor(s), a corporation, and as such he, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as Feller Brown Realty & Auction Co.

WITNESS my hand and official seal, this the 20th day of February, 1991.

H. Dianne Rice
NOTARY PUBLIC

My Commission Expires: 3-27-1993

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

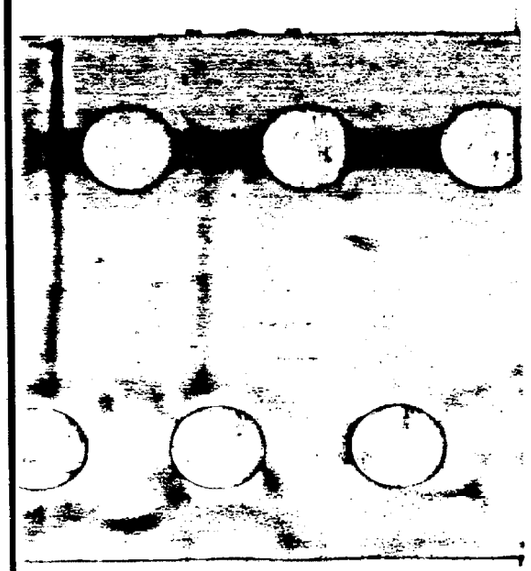
The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

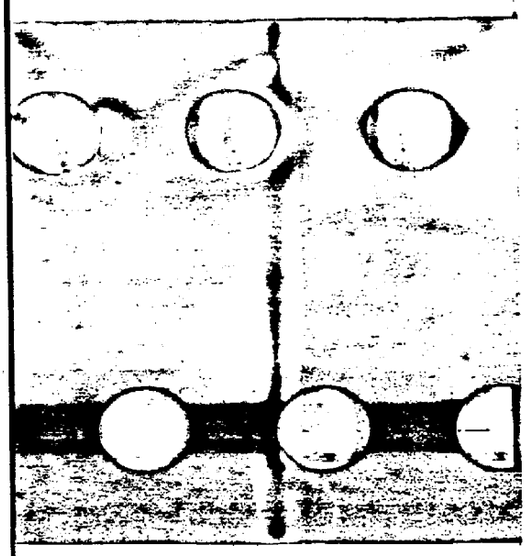
Feller Brown
Affiant

Sworn to and subscribed before me, this the 20th day of February, 1991.

H. Dianne Rice
NOTARY PUBLIC

My Commission Expires: 3-27-1993





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8312 PAGE 153

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	9.00
TOTAL	76.00
CHECK	76.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 47 0001 4668

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IDENTIF. REFERENCE

Mar 19 10 47 AM '91

DAVIDSON COUNTY

No. 405428