ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
JAMES WITCHER Route 3, Little Marrowbone Road Ashland City, TN 37015	NEW OWNER	Map 45 Parcel 39

This instrument prepared by: Robert J. Notestine, III, Attorney at Law, 104 Woodmont Blvd., Suite 501, Nashville, Tennessee 37205. Information furnished by the parties hereto.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Curtis Flansburg and wife, Lois B. Flansburg (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto James Witcher, married (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson and Cheatham, County, State of Tennessee, described as follows; to wit:

See Exhibit "A" for legal

Being the same property conveyed to Curtis Flansburg and wife, Lois B. Flansburg by Warranty Deed of record in Record Book 6488, page 725, and in Book 7329, page 450, Register's Office for Davidson County, Tennessee, and of record in Book 232, page 970, and in Book 259, page 801, Register's Office for Cheatham County, Tennessee.

Subject to any and all existing restrictions and easements of record.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $30,000.00.

James Witcher
Affiant

Subscribed and sworn to before me this 4th day of March, 1991.

Notary Public

My Commission Expires: March 26 1994

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors

are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the property to the said Grantee, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 4th day of March, 1991.

Curtis Flansburg

Lois B. Flansburg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Curtis Flansburg and wife, Lois B. Flansburg, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of March, 1991.

Notary Public

My Commission Expires: March 26, 1994

0U582

IDENTIF. REFERENCE

Mar 21 [illegible] '91

DAVIDSON COUNTY, TN.

5219 03/21 0101 03CHECK 109.00

EXHIBIT "A"

TRACT 1

Being a parcel of land situated in Davidson and Cheatham Counties, Tennessee, said parcel being a portion of the Blake Emmons Property as of record in Deed Book 4788, page 567, Register's Office for Davidson County, Tennessee, and being more particularly described by metes and bounds according to the survey of Dale and Associates, Inc., dated November 1, 1984, as follows:

Commencing at the northwest corner of tract one being 4.15 acres, more or less; thence, S 33° 08' 26" E, a distance of 396.30 feet; thence, S 24° 14' 03" E, a distance of 171.32 feet; thence, S 44° 00' 10" E, a distance of 509.14 feet; thence, S 40° 14' 44" W, a distance of 40.00 feet to the point of beginning; thence, S 40° 12' 46" W, a distance of 20.01 feet to a point; thence S 42° 26' 02" E, a distance of 9.81 feet to a point; thence, S 51° 31' 00" E, a distance of 203.22 feet to a point; thence, S 52° 41' 53" E, a distance of 146.39 feet to a point; thence, S 50° 41' 26" E, a distance of 1995.67 feet to a point; thence, S 01° 00' 00" W, a distance of 837.37 feet to a point; thence, S 78° 35' 05" W, a distance of 563.13 feet to a point; thence, N 34° 42' 45" W, a distance of 3570.07 feet to a point; thence, N 80° 27' 16" E, a distance of 360.06 feet to a point; thence, S 22° 45' 30" E, a distance of 238.30 feet to a point; thence, S 46° 17' 51" E, a distance of 468.90 feet to a point of beginning and containing 51.52 acres or land, more or less, according to said survey.

The property herein described contains approximately 2.0 acres within the limits of Cheatham County, with the remaining 49.52 acres lying within the limits of Davidson County, Tennessee.

TRACT II

BEING A PARCEL OF LAND SITUATED PARTLY IN CHEATHAM COUNTY AND PARTLY IN DAVIDSON COUNTY, SAID PARCEL ALSO BEING A PORTION OF THE SAME PROPERTY CONVEYED TO COMMERCE UNION BANK BY DEED BOOK 6358, PAGE 904, R.O.D.C. AND BY DEED BOOK 229, PAGE 473, R.O.C.C., TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A POINT SITUATED IN THE EASTERLY MARGIN OF LITTLE MARROW BONE ROAD, SAID POINT BEING THE NORTHWEST CORNER OF THE KATHERINE NATALIA EMMONS PROPERTY OF RECORD IN DEED BOOK 175, PAGE 534, R.O.C.C., TENNESSEE, AND THE SOUTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED:

THENCE, ALONG SAID EASTERLY MARGIN OF LITTLE MARROWBONE ROAD, N 57°41'36"E, A DISTANCE OF 20.00 FEET TO A POINT;

THENCE LEAVING SAID ROAD, S 33°08'26"E, A DISTANCE OF 396.30 FEET TO A POINT;

THENCE, S 24°14'03"E, A DISTANCE OF 171.32 FEET TO A POINT;

THENCE, S 44°00'10"E, A DISTANCE OF 509.14 FEET TO A POINT;

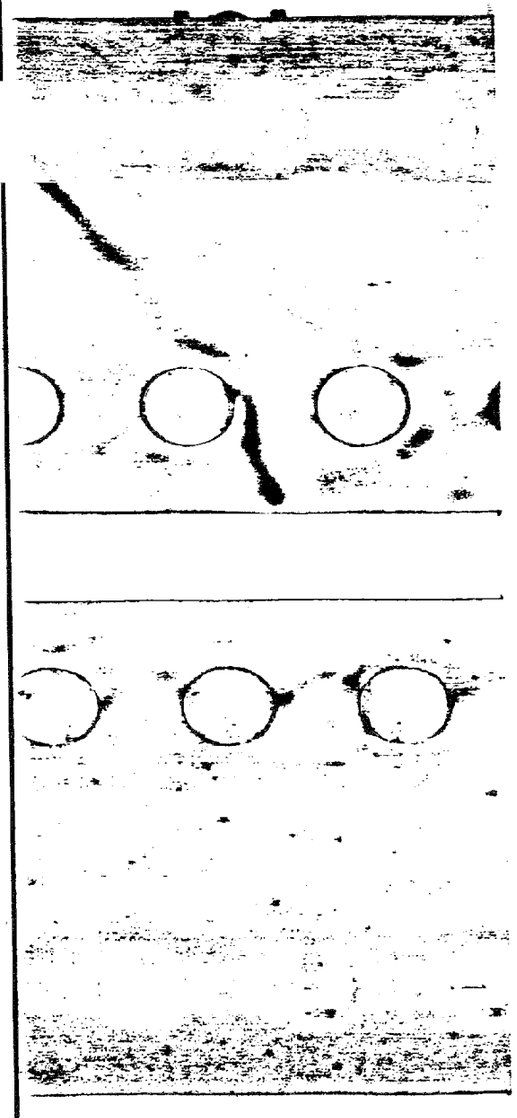
THENCE, S 40°14'44"W, A DISTANCE OF 40.00 FEET TO A POINT;

THENCE, N 46°17'51"W, A DISTANCE OF 468.90 FEET TO A POINT;

THENCE, N 22°45'30"W, A DISTANCE OF 238.30 FEET TO A POINT;

THENCE, N 27°49'13"W, A DISTANCE OF 136.90 FEET TO A POINT;

THENCE, N 33°08'26'W, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.93 ACRES OF LAND MORE LESS.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8313 PAGE 555

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 30000.00
CON TX 99.00
PRFEE 1.00
WDEED 9.00
TOTAL 109.00
CHECK 109.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/21/91 01 09:22 0001 5219

00582

IDENTIF. REFERENCE

MAR 21 9 22 AM '91

FELIX Z. WILSON
DAVIDSON COUNTY, TN.

No. 405969