[ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.]
[The Madison Suburban		]
[Utility District of	TAX EXEMPT STATUS	Map and Parcel]
[Davidson County, TN		]
[		25-172]
[		]
[This instrument prepared by: Cindy S. Smith, Attorney at Law,		]
[2605 Elm Hill Pike, Suite C, Nashville, TN 37214 (Box 27-Bottom)		]

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 consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, Jeffery W. West and wife, Leslie A. West, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto The Madison Suburban Utility District of Davidson County, Tennessee, (the Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows to wit:

Land in the Eleventh Councilmanic District of Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor, #823, dated June 14, 1988, and revised August 9, 1988, and known as Job No:880137, more particularly described as follows:

Tract No. 4 of the Hall/Hinkle Property.
Beginning at a concrete monument , said point of beginning being the northwestern terminus of Rose Hill Drive, as recorded in Ranch Wood Estates in Book 3300, Page 59, Register's Office for Davidson County, Tennessee; Thence with the terminus of Rose Hill Drive S04 degrees 40 minutes 24 seconds West 55.47 feet to a point; thence continuing with Ranch Wood Estates but leaving Rose Hill Dr. South 4 degrees 40 minutes 24 seconds West 263.11 feet to a concrete monument; thence leaving said Ranch Wood Estates north 13 degrees 14 minutes 55 seconds west 891.97 feet to an iron pin; thence north 1 degree, 48 minutes 28 seconds east 468.62 feet to an iron pin; thence north 82 degrees 8 minutes 26 seconds east 304.38 feet to an iron pin; thence south 5 degrees 14 minutes 11 seconds west 73.39 feet to an iron pin the northwest corner of said Ranch Wood Estates; thence with a fence and with Ranch Wood Estates the following calls: South 5 degrees 1 minutes 8 seconds west 151.52 feet to an iron pin; thence south 4 degrees 4 minutes 45 seconds west 199.42 feet to an iron pin; thence south 3 degrees 26 minutes 36 seconds west 177.00 feet to a concrete monument; thence south 4 degrees 32 minutes 44 seconds west 125.67 feet to a concrete monument; thence south 5 degrees 18 minutes 29 seconds west 337.28 feet to the point of beginning, containing 5.99 acres more or less. **

CONVEYANCE OF SUCH PROPERTY IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING: (a) Property Tax Lien for the current year said taxes being prorated,and (b) Restrictive Covenants of record in Book 7643, Page 398, said Register's Office, and (c) Easements of record, in Book 7643, Page 400, said Regiter's Office.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $46,500.00.]
[ ]
[Affiant]
[Subscribed and sworn before me this 26th day of April, 1991.]
[ ]
[Notary Public]
[My Commission Expires: 7-23-94]
[ ]

** Being the same propeerty conveyed to Jeffery W. West and wife, Leslie A. West, by Deed from Carol H. Hinkle, of record in Book 7643, Page 398, said Register's Office.

This is unimproved property.

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

And Grantor do covenant with the said Grantees that Grantor is 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 herein.

And Grantor does further covenant and bind himself, his representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 26th day of April, 1991.

Jeffery W. West

Leslie A. West

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and state, the within named Jeffery W. West and wife, Leslie A. West, with whom I am personally acquainted, or who 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 26th day of April, 1991.

Notary Public
My Commission Expires: 7-23-94

11185

IDENTIF. REFERENCE

MAY 2 10 20 AM '91

FELIX A. ... DAVIDSON COUNTY TN.

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