FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,688.00

Kathleen Gould
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May, 91

Notary Public

MY COMMISSION EXPIRES: 2-13-94

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
101 Westpark Drive, Suite 220, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO: /and Mortgagee is:	MAP-PARCEL NUMBERS
Steven K. Hanks (NAME)	Atlantic Coast Mortgage Co. (NAME)	10D51861
2575 Crocker Springs Rd. (STREET ADDRESS OR ROUTE NUMBER)	12700 Fair Lakes Circle (STREET ADDRESS)	016-00-0-225.00
Goodlettsville, TN 37072 (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 22033 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Philip L. Henderson and wife, Mary Ann Henderson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven K. Hanks and Kathleen Gould

HEREINAFTER CALLED THE GRANTEES, 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 10th Civil District of Davidson County, Tennessee, being Tract No. 11 on a survey by Ray G. Cole, Registered Land Surveyor, No. 924, dated November 25, 1987, as follows:

BEGINNING at an existing iron pipe, the most southeast corner of this tract, and being a corner to Tract 10 this survey, a corner to F.W. Gray and D.B. Luster; thence with the line of said Luster S. 44 deg. 50 min. 25 sec. W. 980.62 feet to an iron pin set in the line of said Luster, and being a corner to Tract 12 this survey; thence with the line of said Tract 12, N. 45 deg. 09 min. 35 sec. W. 400.00 feet to an iron pin set; thence continuing with the line of said Tract 12, N. 8 deg. 17 min. 43 sec. E. 1881.43 feet to a large poplar tree in the margin of a 50 foot right-of-way access easement; thence, with the margin of said easement for the next three calls as follows: S. 84 deg. 33 min. 34 sec. E. 39.04 feet, S. 42 deg. 33 min. 48 sec. E. 57.78 feet, and S. 20 deg. 41 min. 56 sec. E. 284.08 feet to an iron pin set in the margin of said access easement, corner to said Tract 10; thence with the line of said Tract 10, S. 18 deg. 39 min. 20 sec. W. 130.45 feet to an iron pin set, corner to said Tract 10; thence continuing with the line of said Tract 10 S. 29 deg. 14 min. 32 sec. E. 1160.79 feet to the beginning, containing 23.41 acres, more or less.

Being the same property conveyed to Philip L. Henderson and wife, Mary Ann Henderson by deed from Robert E. Newlin, a single man, of record in Book 7604, page 180, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 7475, page 937 and Book 7582, page 713, said Register's Office.

This is unimproved ( ) improved ( ) property, known as 2575 Crocker Springs Road, Goodlettsville, TN 37072
(House Number) (Street) (P. O. Address) (City or Town) (postal Zip)

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 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 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. 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.

Witness our hand s this 15th day of May, 19 91

Philip L. Henderson

Mary Ann Henderson
By: Philip L. Henderson
Philip L. Henderson,
Attorney in Fact

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INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of Williamson

Personally appeared before me, the undersigned, a Notary Public of said county, Philip L. Henderson

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 15th day of May, 1991

NOTARY PUBLIC

My commission expires: 7-13-91

CORPORATE ACKNOWLEDGEMENT

State of

County of

Before me, of the state and county aforesaid, personally appeared, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of the, the within named bargainor, a corporation, and that he as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as.

WITNESS my hand and seal, at office in, this day of, 19

NOTARY PUBLIC

My commission expires:

4210 05/22 0101 03CHECK 887.11

5.00

1991 MAY 22 1:49 PM '91

IDENTIFICATION

FEE $

TAX $

REGISTER'S OFFICE

WARRANTY DEED

FROM

Philip L. Henderson and wife

Mary Ann Henderson

TO

Steven K. Hanks and

Kathleen Gould

PATRICIA SPICER CARDEN
Attorney At Law
101 Westpark Drive Suite 220
Brentwood, Tennessee 37027

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Philip L. Henderson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of May Ann Henderson as her Attorney-in-Fact as the free act and deed of the within named Mary Ann Henderson.

Witness my hand and official seal at Brentwood, Tennessee this 15th day of May, 1991.

Notary Public

My commission expires: 7-13-91



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
206688.00
CON TX 682.11
PRFEE 1.00
WDEED 6.00
TOTAL 689.11
CHECK 689.11

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 50 0001 4270

16150.

IDENTIFICATION REFERENCE

MAY 22 1 49 PM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 423852