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

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Charles Michael Jones 1558 Springfield Highway Goodlettsville, TN 37072	Same as New Owner	Map 7 Parcel 40 Field Book I.D. #10D 20995

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, BANK OF GOODLETTSVILLE, a Tennessee banking corporation, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto CHARLES MICHAEL JONES, a single man, hereinafter referred to as the "GRANTEE", his 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 Lot No. 2 on the Map of the Subdivision of the W. H. Tinnin's 11.99 acre tract, described as follows:

BEGINNING at a point in the southerly margin of U. S. Highway No. 41 at the corner of Lots Nos. 1 and 2; thence with the line between said lots South 37 deg. West 250 feet to a point; thence, South 53 deg. 15' East 150 feet to a corner of Lot No. 3; thence with the line between Lots Nos. 2 and 3 North 37 deg. East 250 feet to the south margin of U. S. Highway No. 41; thence, with the margin of the same North 53 deg. 15' West 150 feet to the point of beginning.

INCLUDED in the above description, but expressly EXCLUDED from this conveyance is that part of the following described property which runs across the front margin of the property herein conveyed as set out in a Petition for Condemnation and Order of Possession, Docket No. 83C-2866, Circuit Court for Davidson County, Tennessee; to-wit:

BEGINNING at a point on the northeast corner of the Henry C. Woodard, et ux, property said point being on the present southwest right of way line of SR 11 on Project 19032-227004; thence, South 40 deg. 30' West 2 feet, more or less, along Woodard's southeast property line to a point on the proposed southwest right of way of SR 11 being 50 feet left at paper located station 179+84.02; thence North 47 deg. 44' 18" West 146.79 feet along said proposed right of way to a point 50 feet left at paper located station 181+30.81; thence southeastwardly 141 feet, more or less, along the present southwest right of way line of SR 11 to the point of beginning and containing 120 square feet.

BEING the same property conveyed to Bank of Goodlettsville by deed from Homer R. Ayers, Substitute Trustee, of record in Book 8453, page 990, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is: 1558 Springfield Highway, 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 GRANTEE, his heirs and assigns, forever.

And the GRANTOR, does covenant with the said GRANTEE, 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 1992, 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 GRANTEE when due.

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

WITNESS our hands on this the 13th day of January, 1992.

"GRANTOR"
BANK OF GOODLETTSVILLE

BY: Daniel Hawkins
DANIEL HAWKINS, VICE PRESIDENT

"GRANTEE"

CHARLES MICHAEL JONES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

7365 01/16 0101 03CHECK 310.40

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared DANIEL HAWKINS, with whom I am personally acquainted and who acknowledged himself to be the VICE PRESIDENT of BANK OF GOODLETTSVILLE, the bargainor(s), a corporation, and as such VICE 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 VICE PRESIDENT.

WITNESS my hand and official seal, this the 13th day of January, 1992.

NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES MICHAEL JONES, single, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 13th day of January, 1992.

NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $82,000.00.

Affiant

Sworn to and subscribed before me, this the 13th day of January, 1992.

NOTARY PUBLIC

My Commission Expires: 12/29/93

JAN 16 10 07 AM '92

7.7.12.4

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8529 PAGE 714

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 82000.00
CON TX 303.40
PRFEE 1.00
WDEED 6.00
TOTAL 310.40
CHECK 310.40

01/16/92 01 10:06 0001 7365

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.1.2.4.

IDENTIFICATION REFERENCE

Jan 16 10 07 AM '92

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 492787