This instrument prepared by: L. Ken Johnson, Att.
302 Moss Trail Goodlettsville
Tennessee, 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

George C. Sipe
GEORGE C. SIPE

Subscribed and sworn to before me this the 15th day of JANUARY, 1992.

Notary Public

My comm. exp. 12/29/93

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ADDRESS NEW OWNER:
George C. Sipe Et Ux
5079 Brick Church Pike
Goodlettsville, Tennessee 37072

SEND TAX BILLS TO:
same

MAP/PARCEL NO.:
P/O 17-132

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Mortgagee: Bank of Goodlettsville
Goodlettsville, Tn. 37072

WARRANTY DEED

Howard Bachman and wife, Mary K. Bachman, and Eldridge Bachman and wife, Effie Bachman, for and in consideration of the sum of Ten and no/100 ($10.00.) Dollars cash in hand paid, and other good and valuable considerations receipt of which is hereby acknowledged have bargained and sold and by these presents do transfer and convey unto the said GEORGE C. SIPE, and wife, MARTHA B. SIPE, their heirs and assigns,

LAND IN THE 10th CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND DESCRIBED ACCORDING TO A SURVEY BY RAY G. COLE, REGISTERED LAND SURVEYOR NO. 924, DATED JULY 18, 1991, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at an iron pin set in the easterly margin (25 feet from the center line) of Union Hill Road, the most southwest corner of this tract, and a corner to Union Hill Cemetery; thence with the margin of said road and a curve to the right having a central angle of 13 deg. 33' 03", a radius of 289.00 feet, an arc length of 68.35 feet, and chord of N. 01 deg. 53' 27" W. 68.19 feet to a point in the margin of said road; thence continuing with the margin of said road, N. 06 deg. 39' 13 " E. 620.48 feet to an iron pin set in the margin of said road; thence leaving said road and with a new dividing

L. KENNETH JOHNSON
LAWYER
302 MOSS TRAIL
GOODLETTSVILLE, TN 37072
859-2258

line, S. 83 deg. 20' 47" E. 518.21 feet to an iron pin set in the line of Kenneth Hitt; thence, with the line of said Hitt, S. 00 deg. 33' 09" W. 398.13 feet to an iron pin set by a corner post; thence continuing the line of said Hitt, N. 84 deg. 51' 02" E. 145.34 feet to an iron pin set by a corner post; thence continuing with said Hitt, S. 02 deg. 51' 15" E. 343.36 feet to an existing iron pin at a corner post, corner to said Hitt; thence N. 82 deg. 03' 21" W. 749.58 feet to the beginning, containing 10.00 acres more or less.

Being a portion of the same property conveyed to Howard Bachman and wife, Mary K. Bachman, and Eldridge Bachman and wife, Effie Bachman, by deed from Myrtle Anthony Owens et al of record in Book 5779, Page 177, and rerecorded in Book 5781, Page 447, Register's Office for Davidson County, Tennessee.

THIS PROPERTY IS CONVEYED SUBJECT TO ALL EASEMENTS APPARENT AND OF RECORD AND ALL ROADS.

To have and to Hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said GEORGE C. SIPE and wife, MARTHA C. SIPE their heirs and assigns, forever.

And Howard Bachman and wife, Mary K. Bachman, and Eldridge Bachman and wife, Effie Bachman, do covenant with the said GEORGE C. SIPE and wife, MARTHA C. SIPE that Howard Bachman and wife, Mary K. Bachman, and Eldridge Bachman and wife, Effie Bachman, 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 stated in this Deed.

And Howard Bachman and wife, Mary K. Bachman, and Eldridge Bachman and wife, Effie Bachman, do further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said land to the said GEORGE C. SIPE and wife, MARTHA C. SIPE, their heirs and assigns against the lawful claims of all persons whomsoever.

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302 MOSS TRAIL
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This is unimproved property known as Union Hill Road, Goodlettsville, Tennessee 37072.

Witness our hands at Goodlettsville, Tennessee this the 9th day of JANUARY, 1992.

Howard Bachman
Howard Bachman

Mary K. Bachman
Mary K. Bachman

Eldridge Bachman
Eldridge Bachman

Effie Bachman
Effie Bachman

State of Tennessee

County of Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Howard Bachman and wife, Mary K. Bachman, and Eldridge Bachman and wife Effie Bachman, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Goodlettsville, Tennessee this 9th day of JANUARY, 1992.

L. KENNETH JOHNSON NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

L. Kenneth Johnson
Notary Public

My comm. exp.: 11-27-93

7794 01/17 0101 03CHECK 213.50

7.75.34

IDENTIFICATION REFERENCE

JAN 17 9 50 AM '92

FELIX A. SPENCER REGISTER DAVIDSON COUNTY, TN

L. KENNETH JOHNSON
LAWYER
302 MOSS TRAIL
GOODLETTSVILLE, TN 37072
859-2258



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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 9.00
TOTAL 213.50
CHECK 213.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/17/92 01 09:51 0001 7794

7.7.5.3.4.

IDENTIFICATION REFERENCE

JAN 17 9 50 AM '92

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TENN.

No. 494193