This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

BOOK 8685 PAGE 154

FILE BOX 61

ADDRESS NEW OWNER:
Guy E. Haskins and Shirley J. Haskins
4564 Raccoon Trail
Hermitage, Tennessee 37076

SEND TAX BILL:
To Owner

MORTGAGEE:
Leader Federal Bank
PO BOX 1860
Memphis, Tn 38101-1860

MAP AND PARCEL:
Map 76-0
Group
Parcel 34

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, 192.45 cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Wendell Ethridge, Trustee**, with full power to sale (sic) or dispose of same without joinder of any beneficiaries, and hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Guy E. Haskins and wife, Shirley J. Haskins**, 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:

A tract or parcel of land situated and lying in the 4th Civil District of Davidson County, Tennessee, the same being "Tract 2" described according to an unrecorded survey entitled "Boundary Survey - Brent Property", dated January 25, 1988; as revised on April 20, 1988, and on October 9, 1989, and on April 9, 1991, and on February 19, 1992, and on June 22, 1992, all by John D. McCormick, Tennessee Registered Land Surveyor Number 674, 6247 New Hope Road, Hermitage, Tennessee 37076, as follows:

Beginning at a point in the westerly margin of Old Lebanon Dirt Road, said point being the northeasterly corner of the tract herein described, and also being the northeasterly corner of a cemetery, being the Brent Family Graveyard; thence leaving the westerly margin of Old Lebanon Dirt Road and being the northerly line of said cemetery, North 71 degrees, 17 minutes 03 seconds West 112.48 feet to a point, said point being the northwesterly corner of said cemetery; thence North 43 degrees 13 minutes 05 seconds West 1,428.68 feet to a point, at the northwesterly corner of the tract herein described; thence South 8 degrees 05 minutes 31 seconds West 674.0 feet to a point, at the southwesterly corner of the tract herein described; thence with the "Sircy Property", of record in Plat Book 5800, page 30, R.O.D.C., TN, South 81 degrees 35 minutes 51 seconds East 384.37 feet to an iron pin, common corner to Decker; thence with Decker South 81 degrees 35 minutes 51 seconds East 52.37 feet to a point; thence continuing with Decker South 37 degrees 56 minutes 16 seconds East 804.23 feet to an iron pin in the westerly margin of Old Lebanon Dirt Road; thence with said road margin North 39 degrees 45 minutes 58 seconds East 173.56 feet to a point, at the southeasterly corner of the Brent Family Graveyard; thence continuing with said road margin and the cemetery North 42 degrees 35 minutes 22 seconds East 210.16 feet to the point of beginning, and containing 10.904 acres, more or less, exclusive of the Brent Family Graveyard on the subject property, as said cemetery is depicted upon said survey, and which cemetery contains approximately 0.389 acre, more or less.

Being a part of the same property conveyed to Wendell Ethridge, Trustee with full powers by deed from Trina McGuire and husband, Rodney McGurie, dated April 16, 1987, as of record in Book 7218, page 70, and re-recorded in Book 7963, page 295, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 10.904 acres, Old Lebanon Dirt Road, Hermitage, TN 37076.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to restrictive covenants affecting the property herein conveyed, as evidenced by instruments of record in Book 8059, page 982; and in Book 8079, page 157, Register's Office for Davidson County, Tennessee, to which instruments reference is here made for the complete terms and conditions therein contained.

This conveyance is also made subject to an easement fifteen (15') feet in width and approximately 150 feet in length, said easement running adjacent and parallel to the westerly margin of Old Lebanon Dirt Road and beginning at the southeasterly corner of the Brent Family Graveyard hereinabove described; for ingress and egress to the said cemetery, all as the same appears upon the aforesaid unrecorded survey by John D. McCormick, and to which survey reference is here made.

Real property taxes for 1992 have been settled between the parties, and are the responsibility of Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Guy E. Haskins and wife, Shirley J. Haskins, their heirs and assigns, forever; and I, Wendell Ethridge, Trustee, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my successors 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

3091 3

IDENTIF. TREFERENCE

JUL 27 2 54 PM '92

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

Witness my hand this the 24th day of July, 1992.

Wendell Ethridge, Trustee

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Wendell Ethridge, Trustee**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 24th day of July, 1992.

NOTARY PUBLIC

My Commission Expires: March 13, 1993

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 48,500.00.

AFFIANT

Subscribed and sworn to before me
this 24th day of July, 1992.

NOTARY PUBLIC

My Commission Expires: March , 1993

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8685 PAGE 157

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

30913

IDENTIF. TREFERENCE

JUL 27 2 54 PM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

CAMT	48500.00
CON TX	179.45
PRFEE	1.00
WDEED	12.00
TOTAL	192.45
CHECK	192.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/27/92 01 14:55 0001 9350

No. 554034