THIS INSTRUMENT PREPARED BY:

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

BOOK 8725 PAGE 434

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Johnny M. Ayers, et ux 111 Mayers Ave Goodlettsville, Tn. 37072	Same as New Owner	Map 17 Parcel 7 I.D. No. 10D 04150

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, BURTON A. NOWERS, a single man, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto JOHNNY M. AYERS and wife, DEBBIE D. AYERS, hereinafter referred to as 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 certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, described according to a survey by Joe M. Cummings, Registered Land Surveyor, Number 1513, dated May 1st, 1990, as follows:

Beginning at an iron pin in the northerly margin of Union Hill Road, said point being the southwest corner of this tract and the southeast corner of that tract of land conveyed to Ronald Freeman Smiley of record in Book 7344, page 315, Register's Office for Davidson County, Tennessee; thence with the line of Smiley North 1 deg. 08' 38" East 464.00 feet to an iron pin; thence North 3 deg. 02' 14" East 835.23 feet to an iron pin in the line of the property conveyed to James P. Dickens, et ux, of record in Book 6424, page 731, said Register's Office; thence with the line of Dickens South 87 deg. 02' 17" East 130.38 feet to a point; thence South 2 deg. 13' 06" East 1,084.02 feet to a concrete monument in the northerly margin of Union Hill Road; thence with said margin of said road South 46 deg. 31' 47" West 233.47 feet to an iron pin; thence on a curve having a delta angle of 6 deg. 42' 16" a radius of 628.91 feet a length of 73.59 feet a tangent of 36.84 feet to the point of beginning and containing 5.01 acres, more or less.

Being the same property conveyed to Burton A. Nowers, a single man, by deed from Jerry L. Uselton and wife, Linda E. Uselton, of record in Book 8199, page 619, 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: Union Hill Rd. Goodlettsville, Tn. 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 GRANTEES, their heirs and assigns, forever.

And I, the GRANTOR, 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 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 GRANTEES when due.

2. Subject to restrictive covenants contained in instrument of record in Book 8199, page 619, said Register's Office.

And I, the GRANTOR, do further covenant and bind myself, my 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.

WITNESS our hands on this the 4th day of September, 1992.

"GRANTOR"

BURTON A. NOWERS

"GRANTEES"

JOHNNY M. AYERS

DEBBIE D. AYERS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

4970 09/09 0101 03CHECK 114.45

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BURTON A. NOWERS, JOHNNY M. AYERS and wife, DEBBIE D. AYERS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 4th day of September, 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 $28,500.00.

Affiant

Sworn to and subscribed before me, this the 4th day of September, 1992.

NOTARY PUBLIC

My Commission Expires: 12/29/93

4427.2

ENTIFT REFERENCE

P 9 9 05 AM '92

R.Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

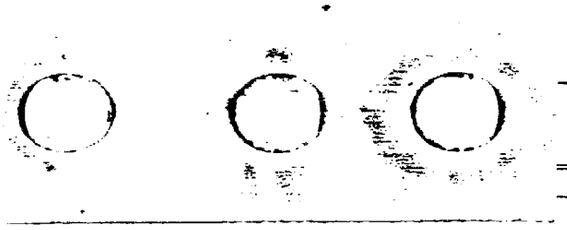


OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

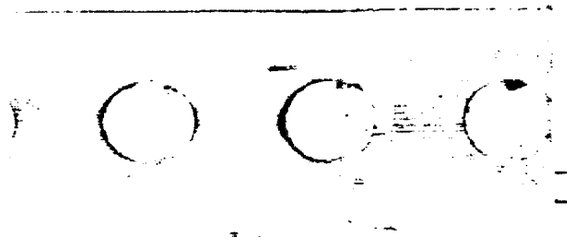
FOR _____

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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 28500.00
CON TX 105.45
PRFEE 1.00
MDEED 8.00
TOTAL 114.45
CHECK 114.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 4970



4427.2

IDENTIFICATION REFERENCE

SEP 9 9 05 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 568638