WARRANTY DEED

PREPARED BY:

J. K. WOODARD
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 78,500.00 .

Jennifer K. Frensley
Affiant

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

J. K. Woodard
NOTARY PUBLIC
My Commission Expires: [illegible] 29, 1996

MORTGAGEE:

OLD HICKORY CREDIT UNION
1000 Industrial Road
Old Hickory, TN 37138

Address New Owner:	Send Tax Bills to:	Map-Parcel
Jennifer K. Frensley	Old Hickory Credit Union	016-00-0-078.00
1974 Union Hill Road	1000 Industrial Road	016-00-0-086.00
Goodlettsville, TN 37072	Old Hickory, TN 37138	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, ODIE RICHARD FITZGERALD and wife, PENNY ANN FITZGERALD, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto JENNIFER K. FRENSLEY, hereinafter called GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in the 10th Civil District of Davidson County, Tennessee, according to a survey by John T. Alley, Surveyor, August 1, 1965.

TRACT NO. I: BEGINNING at a stake in James Galbreath's North line, Carlos B. Binkley southwest corner and the southeast corner of this land; thence with a fence and the line of said Galbreath as follows: South 64 deg. 00 min. West 59 feet; South 77 deg. 50 min. West 152.5 feet to a stake on the west side of an open but unimproved road, a corner to said Galbreath in the line of Arthur Binkley; thence with the lines of said Binkley and Charles L. Wingo North 6 deg. 30 min. East 2,737 feet to a stone in a poplar stump, a corner to Robert Galbreath and L. B. Cuffman, Jr., in the line of said Wingo; thence with the line of said Galbreath and Cuffman, South 84 deg. 40 min. East 160 feet to a stake, a corner to aforesaid Carlos B. Binkley in the line of said Galbreath and Cuffman; thence with the line of said Binkley South 5 deg. 40 min. West 2,661 feet to the beginning, containing 11.02 acres, more or less.

A 30 foot right-of-way to this property is provided across the land of Carlos B. Binkley, E. K. Binkley, F. R. Binkley and Mrs. Mable B. Dalton.

TRACT NO. II: BEGINNING at a stake in James Galbreath's North line, E. K. Binkley's Southwest corner and the Southeast corner of this land; thence with a fence and the line of said Galbreath as follows: South 72 deg. 20 min. West 100 feet; South 69 deg. 15 min. West 107 feet to a stake, a corner to T. B. Binkley in the line of said

Galbreath; thence with the line of said T. B. Binkley North 5 deg. 40 min. East 2,661 feet to a stake, a corner to said Binkley in the line of Robert Galbreath and L. B. Cuffman, Jr.; thence with the line of said Galbreath and Cuffman South 84 deg. 40 min. East 156.5 feet to a stake, a corner to aforesaid E. K. Binkley in the line of said Galbreath and Cuffman; thence with the line of said E. K. Binkley South 5 deg. 15 min. West 2,575 feet to the beginning, containing 10.58 acres, more or less.

This property is subject to a 30-foot right-of-way easement across the South end of said property providing ingress and egress to the property of T. B. Binkley. The South property line shall be the South line of the easement with the north line of said easement being 30 feet at a right angle from said South line. A 30-foot right-of-way easement is provided for this land across the lands of E. K. Binkley, F. R. Binkley and Mrs. Mable B. Dalton.

BEING the same property conveyed to Odie Richard Fitzgerald and wife, Tammy Jo Fitzgerald, by deed from William W. Hudgens, Thomas W. Hudgens, Maxine H. Ramsey and John M. Hudgens, being of lawful age and the heirs at law of the estate of Iona Binkley Hudgens, deceased, of record in Book 6027, page 792, said Register's Office and Odie Richard Fitzgerald and Tammy Jo Fitzgerald having since divorced, Docket No. 85D-2256, with the final decree of record in Book 6721, page 487, said Register's Office, which conveys interest of Tammy Jo Fitzgerald to Odie Richard Fitzgerald, Odie Richard Fitzgerald having since conveyed his interest to Odie Richard Fitzgerald and wife, Penny Ann Fitzgerald, of record in Book 7442, page 523, said Register's Office.

This is improved property known as 1974 Union Hill Road, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 hands this the 13th day of November, 1992, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Odie Richard Fitzgerald — Penny Ann Fitzgerald

ODIE RICHARD FITZGERALD — PENNY ANN FITZGERALD

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Odie Richard Fitzgerald and Penny Ann Fitzgerald, the bargainors with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 13th day of November, 1992.

J K Nash
NOTARY PUBLIC

My Commission Expires: Feb 27 1996

NOTARY PUBLIC AT LARGE STATE

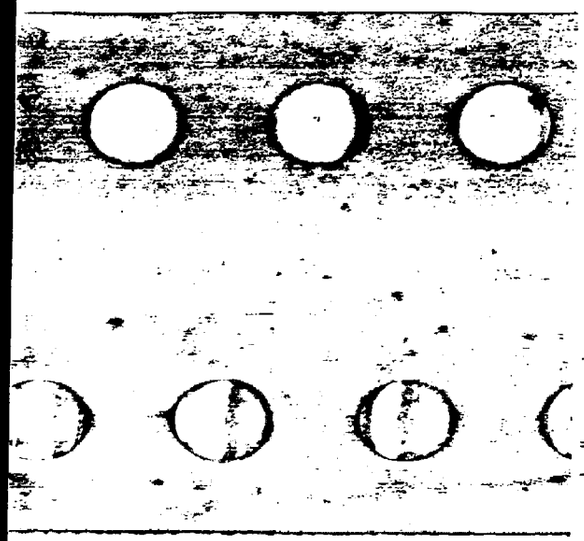
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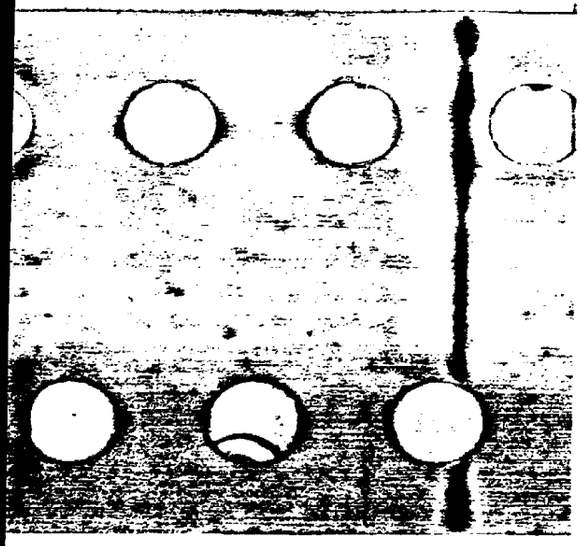
IDENTIFICATION REFERENCE

NOV 18 3 30 PM '92

DAVIDSON COUNTY, TN

8494 11/18 0101 CKCHECK 103.45





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8790 PAGE 204

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 78500.00
				CON TX 290.45
				PRFEE 1.00
				WDEED 12.00
				TOTAL 303.45
				CHECK 303.45
		11/18/92	01	15:28 0001 8494

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6587.8.

IDENTIFI REFERENCE

Nov 18 3 30 PM '92

F.Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 592281