BOOK 8991 PAGE 331

THIS INSTRUMENT PREPARED BY:

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

SPECIAL WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Sam Tinnin, et ux, et al 107 Committee Pkwy Goodlettsville, Tn 37072	Same as New Owner	Map 33 Parcel 151 Field Bk. 11D 38405

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, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto SAM TINNIN and wife, GLENDA TINNIN, a one-half (½) undivided interest, and JAMES E. SIMPSON, JR. and wife, SARA J. SIMPSON, a one-half (½) undivided interest, 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:

TRACT 1: Land in Davidson County, Tennessee, located to the West of and contiguous to Tract 5 of Rivergate Acres, Limited, Section 2 according to the plat of record in Book 6250, page 206, Register's Office for Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor, No. 823, dated March 22, 1982 and revised October 19, 1984, described as follows, to-wit:

BEGINNING at a point on the South edge of Dry Creek, being 511.50' more or less, southeasterly from the northwest corner of the property conveyed to Forest Lawn Memorial Gardens by deed of record in Deed Book 5826, page 66, Register's Office for Davidson County, Tennessee; thence, S 69 deg. 58' 45" E 34.58' to a point in the center of said creek; thence with the center of said creek the following calls: S 01 deg. 32' 51" W 93.36' to a point; thence S 33 deg. 42' 04" E 108.75' to a point; thence S 52 deg 45' 04" E 104.35' to a point; thence S 40 deg. 46' 47" E 414.70' to a point; thence S 32 deg. 15' 06" E 221.42' to a point; thence S 04 deg. 36' 50" W 51.13' to a point; thence S 25 deg. 06' 12" E 68.76' to a point; S 60 deg. 41' 05" E 214.13' to a point; thence S 54 deg. 03' 08" E 41.38' to a point in the westerly margin of Interstate 65; thence leaving said Dry Creek with said margin of I-65 the following calls: S 41 deg. 59' 44" W 77.87' to a point; thence S 48 deg. 20' 13" E 50.00' to a point; thence S 41 deg. 39' 47" W 677.53' to a point in a fence; thence leaving I-65 and with a fence the following calls: N 87 deg. 07' 27" W 114.16' to a point; thence N 88 deg. 08' 33" W 307.43' to a point of a fence corner; thence N 04 deg. 05' 03" E 86.75' to a point; thence N 02 deg. 59' 52" E 177.49' to a point; thence N 02 deg. 31' 44" E 566.76' to a point; thence N 01 deg. 19' 51" W 318.16' to a point at a fence corner; thence leaving said fence N 05 deg. 59' 10" E 438.33' to the point of beginning, containing 18.13 acres, more or less.

BEING the same property conveyed to Bank of Goodlettsville by Substitute Trustee's Deed from Homer R. Ayers, Substitute Trustee, of record in Book 8471, page 49, 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.

This is unimproved property located off Dry Creek Road, Goodlettsville, Tennessee.

EASEMENTS: This conveyance is specifically subject to the following easements:

1. EASEMENT FOR INGRESS AND EGRESS: GRANTOR further conveys to the GRANTEES the easement rights for ingress and egress to and from the property hereinabove described as shown on the plat of Rivergate Acres Limited Section 2 of record in Book 6250, page 206, Register's Office for Davidson County, Tennessee, said easement being more particularly described as follows: Beginning at a point on the southerly margin of a proposed 60' street as shown on the said Subdivision plan, the said point of beginning is also 316.99' easterly from the northwest corner of the said Lot No. 5 of which this easement is a part; thence with the southerly margin of the said 60' Road N 74 deg. 43' 33" E 50.66' to a point; thence leaving the margin of the said Road S 18 deg. 10' 07" E 146.06' to a point; thence S 16 deg. 08' 52" W 362.80' to a point; thence S 02 deg. 29' 46" E 195.00' to a point; thence S 62 deg. 40' 50" W 353.31' to a point in the southerly line of the said Lot No. 5; thence with the said southerly line N 40 deg. 46' 47" W 51.41' to a point; thence leaving the southerly line

of Lot 5 N 62 deg. 40' 50" E 333.32' to a point; thence N 02 deg. 29' 46" W 171.24' to a point; thence N 16 deg. 08' 52" E 355.57' to a point; thence N 18 deg. 10' 07" W 133.15' to the point of beginning, containing 1.18 acres, more or less. BEING the same easement conveyed by Neely Mortgage Company to Sam and Valda Martz dated December 7, 1984, and recorded in Book 6448, page 60, said Register's Office.

2. PERMANENT FLOWAGE EASEMENT: Subject to Permanent Flowage Easement conveyed to the Metropolitan Government of Nashville and Davidson County in the case of ***The Metropolitan Government of Nashville and Davidson County vs. Sam Martz and wife, Valda Martz, Union Planters National Bank, Stephen C. Baker, Trustee, Bank of Goodlettsville, J. C. Garrett, III, Trustee***, case No. 90C-2096, entered in the Third Circuit Court for Davidson County, Tennessee, described as follows, to-wit:

Tract No. 105 E (Permanent Flowage Easement) Beginning at a PK nail in the center of Dry Creek on the northwesterly right-of-way line of Interstate 65. Said nail being the southerly property corner of Lot No. 5, as shown on the Plan of Section Two - Rivergate Acres, as of record in Plat Book 6250, page 206, R.O.D.C., Tennessee. With the northwesterly right-of-way line of Interstate 65, South 41 deg. 44 min. 01 sec. West, a distance of 77.16 feet to an iron pin set; thence South 48 deg. 15 min. 59 sec. East, a distance of 50.00 feet to an iron pin set; thence South 41 deg. 44 min. 01 sec. West, a distance of 288.94 feet to an iron pin set; thence leaving the northwesterly right-of-way line of Interstate 65, with a new line, North 49 deg. 37 min. 35 sec. West, a distance of 85.03 feet; thence North 28 deg. 27 min. 58 sec. East, a distance of 171.23 feet to an iron pin set; thence North 47 deg. 33 min. 29 sec. West, a distance of 129.93 feet to an iron pin set; thence North 33 deg. 38 min. 27 sec. West, a distance of 182.65 feet to an iron pin set; thence, North 67 deg. 42 min. 57 sec. West, a distance of 315.10 feet to an iron pin set; thence North 73 deg. 33 min. 42 sec. East, a distance of 268.75 feet to an iron pin set; thence North 21 deg. 30 min. 55 sec. West, a distance of 143.29 feet to an iron pin set; thence, North 39 deg. 03 min. 03 sec. West, a distance of 465.19 feet to an iron pin set; thence North 48 deg. 35 min. 58 sec. West, a distance of 73.32 feet to an iron pin set in the easterly property line of a tract of land now or formerly owned by Forest Lawn Memorial Gardens of Nashville, Inc. by deed of record in Book 6122, page 659, R.O.D.C, Tennessee; thence with the easterly property line of Forest Lawn Memorial Gardens of Nashville, Inc. North 05 deg. 59 min. 10 sec. East, a distance of 125.90 feet to an iron pin set in the southwesterly property line of Lot No. 3 as shown on the plan of Section One - Rivergate Acres, as of record in Plat Book 6250, page 205, R.O.D.C., Tennessee; thence with the southwesterly property line of Lot No. 3, South 69 deg. 58 min. 45 sec. East, a distance of 34.58 feet to a PK nail set in the center of Dry Creek; thence continuing with said property line of Lot No. 3 and with the southwesterly property line of Lot No. 5, South 01 deg. 33 min. 44 sec. West, a distance of 93.34 feet to a PK nail set in the center of Dry Creek; thence with the center of Dry Creek, a westerly property line of Not No. 5, south 33 deg. 42 min. 04 sec. East, a distance of 108.75 feet to a PK nail set; thence South 52 deg. 45 min. 04 sec. East, a distance of 104.35 feet to a PK nail set; thence South 40 deg. 46 min. 47 sec. East, a distance of 414.70 feet to PK nail set; thence South 32 deg. 15 min. 06 sec. East, a distance of 221.42 to a PK nail set; thence South 04 deg. 36 min. 50 sec. West, a distance of 51.13 feet to a PK nail set; thence South 25 deg. 06 min. 12 sec. East, a distance of 68.76 feet to a PK nail set; thence South 60 deg. 41 min. 05 sec. East, a distance of 214.13 feet to a PK nail set; thence South 53 deg. 59 min. 51 sec. East, a distance of 41.76 feet to the point of beginning and containing 175,637 square feet or 4.032 acres, more or less. BEING part of the property conveyed to Sam Martz and wife, Valda Martz by deed from Rivergate Acres, Inc., the deed for which is of record in Book 6279, page 155, Register's Office for Davidson County, Tennessee. (Field Book No. 11D 38405, Map 33, Parcel 151)

3. TVA EASEMENT: TVA Easement as shown on a plat of record in Book 6250, page 206, said Register's Office. Said transmission line easement granted to the United States of America is shown by instruments of record in Book 1153, page 652, Book 3223, page 325 and Book 3223, page 327, said Register's Office.

4. SANITARY SEWER EASEMENT: Easement for sanitary sewers of record in Book 4472, page 271, Book 4805, page 797, Book 5083, page 272 and Book 7695, page 558, said Register's Office.

5. WATER LINE EASEMENT: Easement for water mains and rights of way granted to the Madison Suburban Utility District by instrument of record in Book 6636, page 832, said Register's Office.

6. TELEPHONE AND TELEGRAPH EASEMENT: Easement for communications, rights of way granted to American Telephone and Telegraph Company by instrument of record in Book 6852, page 478, said Register's Office.

PLAN OF RECORD: This conveyance is further subject to any and all matters shown on the Plan of Rivergate Acres, of record in Plat Book 6250, page 206, said Register's Office.

TAXES: This conveyance is made subject to 1993 taxes which have been prorated between the parties and which will be paid, in full, by the GRANTEES, when due.

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 or assigns, forever.

And the GRANTOR, BANK OF GOODLETTSVILLE, does covenant with the said GRANTEES that it is lawfully seized and possessed of said land, has a good right to convey same; and does further covenant and bind itself, its successors or assigns, that (1) the GRANTOR has done nothing to impair such title as GRANTOR received, except as hereinabove set forth, and; (2) the GRANTOR will only warrant and defend the title against the lawful claims of all persons claiming by or through the GRANTOR, but not otherwise. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on this the 10th day of June, 1993.

"GRANTOR"

BANK OF GOODLETTSVILLE

BY: _____
LOUIS C. BURNETT, Vice-President

"GRANTEES"

_____
SAM TINNIN

_____
GLENDA TINNIN

_____
JAMES E. SIMPSON, JR.

_____
SARA J. SIMPSON

33671
IDENTIF. ↑ REFERENCE

93 JUN 23 PM 1:21
RECEIVED
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAM TINNIN and wife, GLENDA TINNIN, and JAMES E. SIMPSON, JR. and wife, SARA J. SIMPSON, 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 10th day of June, 1993.

_____
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared LOUIS C. BURNETT, with whom I am personally acquainted and who acknowledged himself to be the Vice-President of the BANK OF GOODLETTSVILLE, the bargainor, a Tennessee banking 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 10th day of June, 1993.

_____
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 $9,000.00.

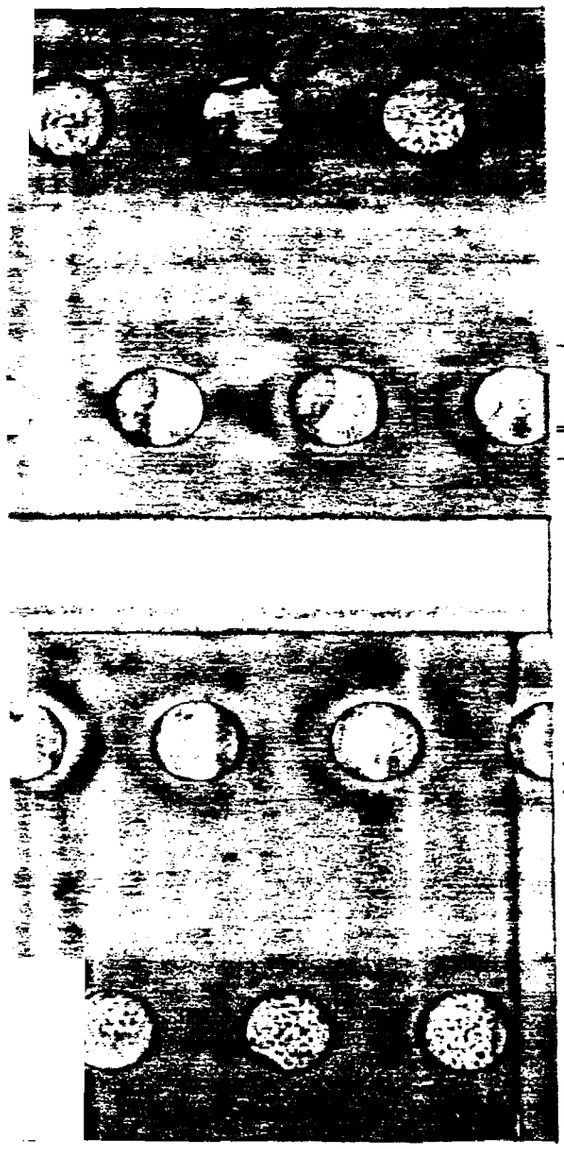
_____
Affiant

Sworn to and subscribed before me, this the 10th day of June, 1993.

_____
NOTARY PUBLIC

My Commission Expires: 12/29/93

1205 0623 0101 03 CHECK 46.30



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

RECEIVED OF _____ BOOK 8991 PAGE 334

FOR _____

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 9000.00
				CON TX 33.30
				PRFEE 1.00
				WDEED 12.00
				TOTAL 46.30
				CHECK 46.30
			06/23/93 01	13:21 0001 1205

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33671
IDENTIF. ↑ REFERENCE

93 JUN 23 PM 1:21
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 666433