STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,805.62.

Affiant

My Commission Expires: 4/21/96

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JULY, 1993.

Notary Public

(AFFIX SEAL)

WARRANTY DEED

2613 07/12 0101 03CHECK 37.86

THIS INSTRUMENT PREPARED BY:
Bobby D. Davis, Attorney
Madison Title Company
2031 Gallatin Road North
Madison, Tennessee 37115

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
James Patrick Hoey P.O. Box 22314 Nashville, TN 37202	SAME AS NEW OWNER	30-58

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 which is hereby acknowledged,

We, **W. WAYNE WARNER and wife, ELLEN R,. WARNER** the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said **JAMES PATRICK HOEY**, (the "Grantee"), his heirs and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

A tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by W.B. Omohundro, Surveyor, dated May 13, 1944, as follows:

BEGINNING at a stake in the northerly margin of Old Hickory Boulevard, said beginning point being the southeast corner of the land in question, and the southeast corner of Buford Reding's land; thence with Reding's land; west line, North 2 degrees 30' East 554.3 feet to an elm stump; thence North 86 degrees 30' West 2948.2 feet with the Buford Reding land and B. Sarrett's land to stake in Del Bianco's land; thence with Bianco's east line, South 2 degrees East 1091 feet to a chestnut stump; thence South 4 degrees 30' West 860 feet with Kemp's land and Mrs. Hemple's land to the northwest corner of Freudman's land; thence with Freudman's north line, North 54 degrees East 87.12 feet; thence North 72 degrees East 66 feet; thence North 73 degrees 15' East 126 feet to a point in the northerly margin of said Boulevard East 2951 feet to the point of beginning, containing 80.42 acres, more or less.

Being a part of the same property conveyed to Ashland City Bank and Trust Company, by Trustee's Deed from William G. Wilkinson, Successor Trustee, of record in Book 5737, page 503, Register's Office for Davidson County, Tennessee.

There are INCLUDED in the above description, but EXPRESSLY EXCLUDED from this conveyance, the following tracts which have been sold as follows: in Book 5598, page 454; Tracts Nos. 2 and 3 conveyed from Dudley Oakley to Robert A. Jones, of record in Book 5607 page 59, and Book 5607, page 62, respectively; Tracts 4 and 5 conveyed from Dudley Oakley to J.G. Henderson of record in Book 5607, page 65, and Book 5607, page 68, respectively; and Tract No. 6 conveyed from Dudley Oakley to Tama Prasad, of record in Book 5607, page 71, all of record in the Register's Office for Davidson County, Tennessee, and according to a plat by Bruce Rainey & Associates, Land Surveyor, recorded April 29, 1980, of record in Book 5210, page 272, said Register's Office said tracts total containing 14.31 acres, more or less.

Also INCLUDED in the above description, but EXPRESSLY EXCLUDED from this conveyance is a deed from Ashland City Bank and Trust Company to W. Wayne Warner and wife, Ellen R. Warner, of record in Book 5757, page 943, said Register's Office; and a deed of correction from Ashland City Bank and Trust Company to W. Wayne Warner and wife, Ellen R. Warner, of record in Book 6092,

THIS INSTRUMENT IS PREPARED UPON INFORMATION FURNISHED BY THE PARTIES AND NO LIABILITY IS AFFORDED HEREIN.

RECORDERS MEMO

page 662, and a deed of correction from Ashland City Bank and Trust Company to W. Wayne Warner and wife, Ellen R. Warner, of record in Book 6142, page 392, said register's Office, said property conveyed to Warner being a lot and 500 feet by 450 feet, containing 5.16 acres, more or less.

Being property conveyed to W. Wayne Warner and wife, Ellen R. Warner, by Ashland City Bank and Trust Company, a Tennessee banking corporation, of record in Book 6098, page 358, Register's Office for Davidson County, Tennesse.

AND being property conveyed to W. Wayne Warner and wife, Ellen R. Warner, a 1/2 undivided interest and James Patrick Hoey, a 1/2 undivided interest, as tenants in common, by Agreed Order in the Chancery Court for Davidson County, Tennessee, under Docket No. 91-2678-III, and filed for record in Book 8802, page 642, Register's Office, Davidson County, Tennessdee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except 1993 State & County taxes, prorated between the parties and assumed in full by the Grantee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand(s) this the 9th day of July, 1993.

W. WAYNE WARNER

ELLEN R. WARNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, W. Wayne Warner and wife, Ellen R. Warner, the within named bargainor, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 9th day of July, 1993.

NOTARY PUBLIC

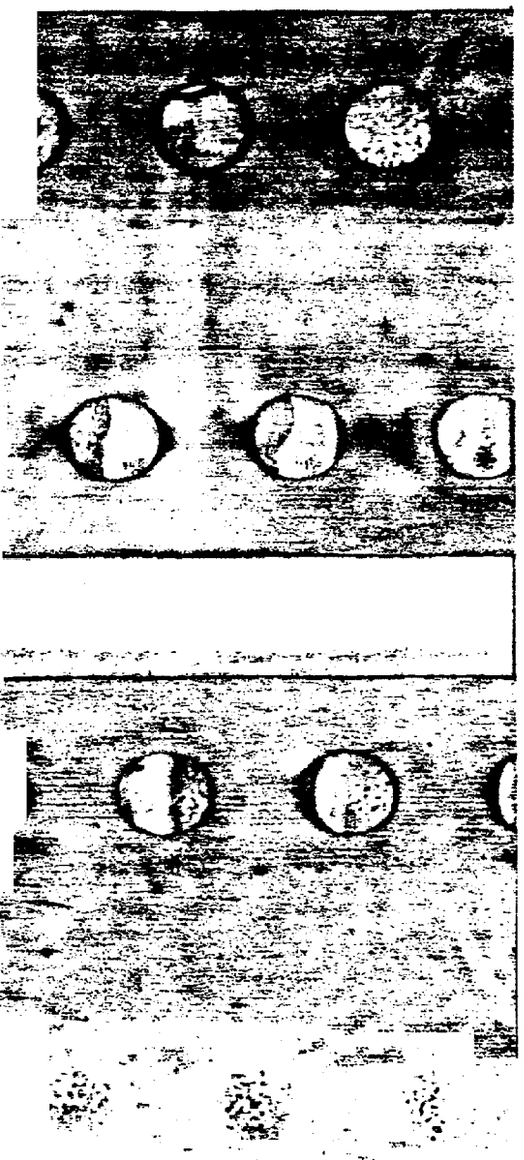
My Commission Expires: 4/21/96

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

39 12
IDENTIF. & REFERENCE

93 JUL 12 AM 9:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.



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

RECEIVED OF _____

FOR _____

BOOK 9011 PAGE 235

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 7805.61
MOR TX 28.86
PRFEE 1.00
WDEED 8.00
VOID
MOR TX 28.86-
CON TX 28.86
TOTAL 37.86
CHECK 37.86

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/12/93 01 09:32 0001 2613

39912
IDENTIF. ↑ REFERENCE

93 JUL 12 AM 9:31
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 673041