WARRANTY DEED

Prepared by Howard F. Douglass
Attorney at Law
Lexington, Tenn.
901-968-9381

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is acknowledged,

FIRST BANK, LEXINGTON, TN.,

has bargained and sold and by these presents do hereby transfer and convey unto

JAMES W. AYERS

a certain tract of land lying and being situated in Davidson County, Tennessee, and being more particularly described in SCHEDULE A.

THE GRANTORS SOURCE OF TITLE TO SAID PROPERTY IS
DEED BOOK 7763, PP. 986,
REGISTER'S OFFICE, DAVIDSON COUNTY,TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said JAMES W. AYERS, his heirs and assigns forever. And, Grantor does covenant with the said JAMES W. AYERS that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unincumbered.

And, Grantor does further covenant and bind itself, its assigns and representatives, to warrant and forever defend the title to said land to the said JAMES W. AYERS, his heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Grantor hereunto executed this instrument on this the 17 day of September, 1993.

FIRST BANK, LEXINGTON, TN.

By: _____

Its: _____

93 SEP 27 AM 11:20
ELIA ... REGISTER
DAVIDSON COUNTY, TN

IDENTIF. ↑ REFERENCE

----------ACKNOWLEDGEMENT----------

STATE OF TENNESSEE:
COUNTY OF HENDERSON

Personally appeared before me, the undersigned Notary Public, in and for the said County and State, Robert D. White, who upon oath acknowledged himself to be President of First Bank, a corporation, and that he as such executed the foregoing Warranty Deed for the purpose therein contained by signing the name of the Corporation by himself as President.

Given under my hand and official seal at Lexington, Tennessee, this the 17th day of September, 1993.

Sandy G Woods
NOTARY PUBLIC

SANDY G. WOODS NOTARY PUBLIC HENDERSON COUNTY, TN

My Commission Expires: 10-14-96

NO TITLE OPINION FOR BENEFIT OF GRANTEE

SCHEDULE A
LEGAL DESCRIPTION

BOOK 9032 PAGE 353

BEING Lot No. 27 on the Plan of Hound's Run as of record in Plat Book 6900, pages 167-171, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

The hereinabove described land is subject to the Plan of Hound's Run, which appears in Plat Book 6900, page 167-171, Register's Office, Davidson County, Tennessee.

The hereinabove described land is subject to the Declaration of Protective Covenants, Conditions and Restrictions for Hound's Run, of record in Book 7079, page 995, Register's Office for Davidson County, Tennessee.

The Grantors source of title to said property appears of record in Book 7763, page 986, Register's Office, Davidson County,Tn. Also being that same property identified on Map 159-1, Parcel 25 in the Property Assessor's Office.

STATE OF TENNESSEE
COUNTY OF ~~HENDERSON~~:
DECATUR

I HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS $ 50,000.00 WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR VOLUNTARY SALE.

James W. Ayers
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS THE 24 DAY OF SEPTEMBER 1993

Joellen Holland
NOTARY

MY COMMISSION EXPIRES: 7/23/96

FILED FOR RECORDING THE _____DAY

OF _____, 199__, _____

NOTED IN NOTE BOOK ____, PAGE_____

RECORDED DEED BOOK ____, PAGE_____

REGISTER, ~~HENDERSON~~ CITY, TN.
DAVIDSON

9826 09/27 0101 03CHECK 194.00

RESPONSIBLE FOR TAXES:

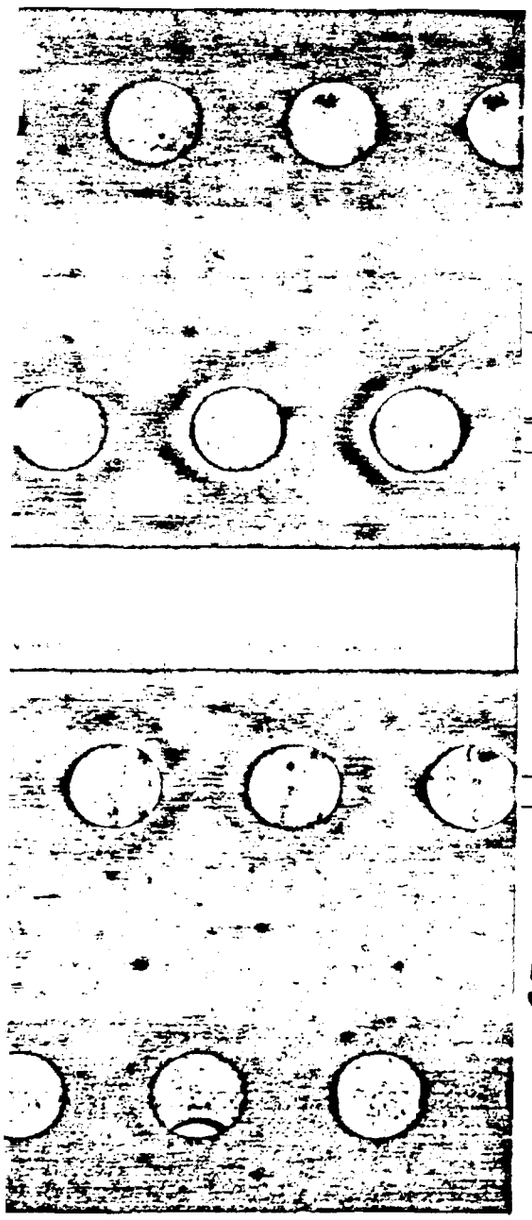
James W. Ayers
P.O. Box 217
Parsons, TN. 38363
c/o Citizens State Bank Bldg.

RECORDED MEMO
ISSUES IN PRINTING IN
THIS DOCUMENT WERE PRESENT WHEN RECEIVED

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 9092 PAGE 354

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 50000.00
				CON TX 185.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 194.00
				CHECK 194.00
			09/27/93 01	11:23 0001 9826

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67007
IDENTIF. ↑ REFERENCE

93 SEP 27 AM 11:20
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 702197