WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 40,500.00

Affiant

Sworn to and subscribed before me this 6 day of October 1993.

NOTARY PUBLIC

My Commission Expires: 11-26-94

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, 15th Floor
315 Deaderick Street, Suite 1545
Nashville, Tennessee 37238-1545
615/242-2525

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Darrel K. Avery	Same	Map 36, Par 133
2984 Cherry Hill Dr		Map 36, Par 88.01
Antioch, Tn 37013		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Linda Kenaum, unmarried, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto Darrel K. Avery, hereinafter called Grantee, his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, described as follows, to-wit:

Being property in the 29th Councilmanic District of Nashville and Davidson County, Tennessee, and more particularly described according to survey prepared by Miller/Wihry, Inc., dated 2/25/85 as follows:

TRACT NO. I: Beginning at an iron rod on the southern right of way of Smith Springs Road, said rod being 437.4± feet northwest of the centerline of Folkstone Drive; thence leaving said right of way North 85° 29' 15" West 331.08 feet to a car axle; thence, North 8° 39' 14" East 331.53 feet to an iron rod on the south side of Smith Springs Road; thence with said right of way along a curve to the right having a radius of 4554.4 feet, a length of 755.0 feet, a chord 75.0 feet along a bearing of South 48° 57' 53" East to an iron rod; thence continuing with said right of way along a curve to the right having a radius of 920.673 feet, a length of 380.40 feet, a chord of 377.697 feet along a bearing of South 36° 22' 33" East to the point of beginning, containing 1.438 acres, more or less.

TRACT NO. II: Beginning at the northwest corner of Tract I as described above; thence leaving the south right of way of Smith Springs Road South 8° 39' 14" West 331.53 feet to a car axle; thence North 85° 29' 15" West to an iron rod; thence North 25° 29' 10" East 525.49 feet to an iron rod on the south right of way of Smith Springs Road; thence with said right of way with a curve to the right having a radius of 4554.4 feet, a length of 280.72 feet, a chord of 280.676 feet along a bearing of South 53° 43' 50" East to the point of beginning, containing 3.152 acres more or less. Said property being

subject to an easement granted to Columbia Gulf Transmission Company as of record in Book 2203, page 571, Register's Office for Davidson County, Tennessee, and as amended in Book 4238, page 915, Register's Office for Davidson County, Tennessee and described as follows: Beginning at the northwest corner of the tract; thence with right of way of Smith Springs Road, a distance of 143.13 feet more or less to a point; thence leaving said right of way South 20° 15' 54" West 147.04 feet more or less to a point; thence South 29° 59' 54" West 68.59 feet more or less to a point; thence South 44° 59' 54" West 71.50 feet more or less; thence South 56° 59' 54" West 67.97 feet more or less to a point; thence South 68° 59' 54" West 127.72 feet more or less to a point on the western property line of Tract 2; thence with said property line 465.32 feet more or less to the point of beginning.

Being the same property conveyed to David Kenaum and wife, Linda Kenaum by deed from Allen R. Lawrence and wife, Linda F. Lawrence, of record In Book 6835 page 655, Register's Office for Davidson County, Tennessee, the said David Kenaum having since died.

( ) improved
This is (X) unimproved property known as 4.55 Acres - Smith Spgs. Rd, Nashville, Tn 37217

TO HAVE AND TO HOLD the same property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and I do covenant with the said Grantee that I am 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 do further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 my hand this 6 day of October, 1993.

93 OCT -6 PM 1:56
DAVIDSON COUNTY, TN

PICK-UP

Linda Kenaum
LINDA KENAUM

7105
IDENTIFICATION REFERENCE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

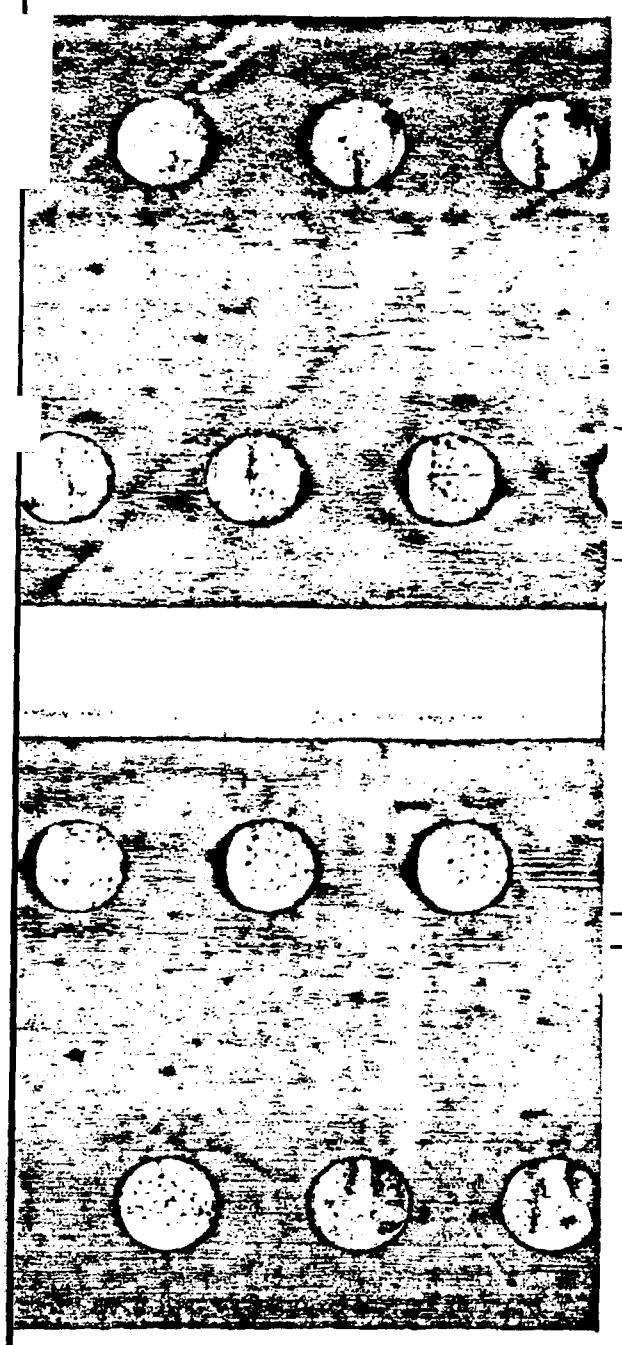
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda Kenaum, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 6 day of October, 1993.

NOTARY PUBLIC

My Commission Expires: 11-26-94

8933 10/06/93 0901 03CHECK 158.85



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

RECEIVED OF _____

FOR _____

BOOK 9107 PAGE 167

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	40500.00
			CON TX	149.85
			PRFEE	1.00
			WDEED	8.00
			TOTAL	158.85
			CHECK	158.85
10/06/93	01	13:59	0001	8933

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

71405
IDENTIF. & REFERENCE

93 OCT -6 PM 1:56
REGISTER
DAVIDSON COUNTY, TN.

No. 706828