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WARRANTY DEED

:Address New Owner(s) :As Follows:	: Send Tax Bills To:	: Map Parcel Numbers
:979 Hitt Lane :Goodlettsville, :County of Davidson :State of Tennessee	Same	Map: 55 Parcel part 3

THIS INDENTURE, made this 29 day of December, 1993 between **Archie T. Grant, Jr., joined by his wife, Ruby Jean Grant**, of the County of Lee, State of Florida, and **Ruby May Grant** of the County of Davidson, State of Tennessee, an unremarried widow, of the one part, and **Archie T. Grant, III**, of the other part.

WITNESSETH, that Archie T. Grant, Jr., joined by his wife, Ruby Jean Grant, and Ruby May Grant, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), and other good and valuable consideration to them in hand paid by Archie T. Grant, III, the receipt of which is acknowledged, hereby sells and conveys unto the said Archie T. Grant, III and his heirs and assigns forever the certain tract of lands situated and being in Davidson County, Tennessee, subject to the reservations hereafter stated:

Land in the 10th Civil District of Davidson County, Tennessee, located northerly from the City of Goodlettsville, being tract No. 2 of the James T. Adamson, Jr., farm, as surveyed by L. B. Petty, Surveyor, February 6, 1960, and described as follows, to wit:

> From a point, being the southerly point on the north margin of Hitt Road of tract conveyed to William H. Gore, Jr., and wife, by deed from James T. Adamson, Jr., and wife, Annette B. Adamson, as of record in Book 3066, page 290, Register's Office for said County; running thence, with the said margin of Hitt Road, South 51° West 8.4 poles to a point in said margin; thence South 60° 45' West 45.96 poles to the point of beginning, being a corner of the tract conveyed to Tommie B. Jackson and wife, by deed from James T. Adamson and wife, of record in Book 3030, page 433, said Register's Office; thence North 1.5 poles with Jackson's line to a post in the fence west of a gate; thence South 74° West with said line 14.8 poles to the South edge of a 2 foot hackberry tree; thence South 52° 30' West 7.9 poles, with said line to a stake 22 feet west of iron pin; thence, with said Jackson's line South 80° West 39.24 poles to an iron pin in the fence; thence North 68° 50' West, with said line 12.54 poles, to an iron pin in a fence below the barn; thence North 64° 20' West 24.24 poles, with said line to an iron pin; thence North 85° 42' West 34.84 poles with said line, to an iron pin and the point of beginning; thence with said line, South 63° 30' West 32.2 poles to an iron pin; thence with said line South 67° 50' West 13.63 poles to an iron pin; thence South 5° West 13.7 poles, with said Jackson's line to an old fence corner post; thence, with the original line of the entire Adamson tract South 76° 30' West 49.7 poles to a point; thence with said original line, North 3° 30' East 37.5 poles, passing a corner of the tract conveyed to said Gore et. ux, at 21 poles, to a stake, corner to Gore in the fence on South side of a 20 inch Black Walnut tree; thence, with said Gore's line, North 77° East 51 poles to a fence corner post; thence with said Gore's line, North 61° 15' East 41.9 poles to a stake; thence South 10° 00' West 30 poles to the point of beginning, containing 15 acres, more or less.

SUBJECT TO:

1. Archie T. Grant, Jr., joined by his wife, Ruby Jean Grant, and Ruby May Grant reserve to themselves, as Joint Tenants with full rights of survivorship, the exclusive possession, use, and enjoyment

of the above granted parcel of land, including the rents, issues and profits, for and during the natural lifetime of said Archie T. Grant, Jr., his wife, Ruby Jean Grant, and Ruby May Grant.

2. Archie T. Grant, Jr., and Ruby Jean Grant, his wife, reserve a 60' wide ingress and egress easement unto themselves, their heirs, successors and assigns, lying along an existing dirt road, lying 30' on both sides of the centerline which is described as follows:

From the point as indicated in the above description, said point also being a post in the fence west of a gate and on the Jackson-Grant common property line, thence North 0° 00' 3.0 poles to a point, being the approximate centerline of a dirt road; thence South 83° 00' West 43.6 poles to a point; thence North 74° 30' West 90 poles to the point of beginning; thence South 61°15' West 41.9 poles to a point; thence South 77° 00' West 23.0 poles to a point; thence North 48° 00' West 20 poles to a 20" Black Walnut tree, being a common corner of the Gore-Grant tract.

Being part of the same property conveyed to James T. Adamson, Jr., and wife, Annette B. Adamson, by deed from Thomas J. Hudson and wife, Polly Hudson, of record in Book 2692, page 138, Register's Office for Davidson County, Tennessee; and also being part of the same property conveyed to Archie T. Grant Sr. and Archie T. Grant, Jr. by deed from James T. Adamson, Jr. and wife, Annette B. Adamson, of record in Book 3070 at page 549, Register's Office for said County. Archie T. Grant Sr. died testate on May 2, 1992 leaving a Last Will and Testament of record in Will Book 179 at page 656, Register's office of Davidson County, Tennessee (the "Will"). The Will devised Archie T. Grant Sr. undivided fifty percent (50%) interest in an to the above granted parcel to his wife, Ruby May Grant.

To have and to hold, the aforesaid land, with all and singular the hereditaments and appurtenances of and to the same belonging or in any wise appertaining to the said Archie T. Grant, III and his heirs and assigns forever; and the said Archie T. Grant, Jr., joined by his wife, Ruby Jean Grant, and Ruby May Grant, for their heirs and representatives do covenant and agree with the said Archie T. Grant, III, and his heirs and assigns, that they are lawfully seized in fee of the aforesaid premises; that the same are free from all encumbrances; that they have good right to sell and convey the same to Archie T. Grant, III as aforesaid; and that the before granted land and premises they will warrant and defend against all lawful claims whatever.

In witness whereof, the said parties have set their hands and affixed their seals the day and year above written.

Signed in the presence of:

As to Archie T. Grant:

Jean A. Billings
Print Name: Jean A Billings
Witness

Archie T. Grant Jr
ARCHIE T. GRANT, JR.
Address: 1302 Melaleuca Ln
Fort Myers Fla. 33901

Timothy N Bailey
Print Name: Timothy N Bailey
Witness

As to Ruby Jean Grant:

Jean A. Billings
Print Name: Jean A Billings
Witness

Ruby Jean Grant
RUBY JEAN GRANT
Address: 1302 Melaleuca Ln.
Ft Myers Fla. 33901

Timothy N. Bailey
Print Name: Timothy N. Bailey
Witness

As to Ruby May Grant:

John E Beevar
Print Name: John E Beevar
Witness

Sharon Scott
Print Name: Sharon Scott
Witness

Ruby May Grant
RUBY MAY GRANT
Address: 2716 Western Ave
Nashville, Tenn 37212

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was acknowledged before me by Archie T. Grant, Jr. joined by his wife, Ruby Jean Grant, who signed this instrument willingly, on December 22, 1993, and who are personally known to me or have produced x x x x as identification.

My Commission Expires: Notary Public State of Florida at Large My Commission Expires Oct. 20, 1996

Kristin G. Cannestra
Notary Public, State of Florida
Print name: Kristin G. Cannestra

Commission No.: CC146464

(SEAL)

STATE OF TENNESSEE

COUNTY OF Davidson

The foregoing instrument was acknowledged before me by Ruby May Grant, an unremarried widow, who signed this instrument willingly, on December 29, 1993, and who is personally known to me ~~or has produced~~ x x x as identification.

My Commission Expires: JANIE WOODRUFF Notary Public, State of Tennessee Qualified in Davidson County Commission Expires May 24, 1997

Janie Woodruff
Notary Public, State of ~~Florida~~
Print name: Janie Woodruff

(SEAL)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

PICK-UP

The actual consideration for this transfer is $0.

Archie T. Grant III
Archie T. Grant, III, Affiant

Subscribed and sworn to before me this 29th day of December. 1993.

My Commission Expires: 1-27-1996

Notary Public

01755

IDENTIFICATION REFERENCE

93 DEC 29 PM 12:4 DAVIDSON COUNTY TENN. REGISTER

9493 12/29/93 0101 CHECK 109.20

This instrument was prepared by:
James E. Moore III
Suite 2
1625 West Marion Avenue
Punta Gorda, Florida 33950

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,000.00

Archie T. Grant
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December 1993

D. Chandler
Deputy Register

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

RECEIVED OF _____

FOR _____

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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 26000.00
				CON TX 96.20
				PRFEE 1.00
				WDEED 12.00
				TOTAL 109.20
				CHECK 109.20

12/29/93 01 12:45 0001 9493

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01755
IDENTIF. & REFERENCE

93 DEC 29 PM 12:44
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 739431