THIS INSTRUMENT PREPARED BY:
Bankers Title Co.
213 Ward Circle
Brentwood, Tennessee 37027

REAL PROPERTY TAX RESPONSIBILITY & OWNER:
Ronald T. Lovvorn
3967 Couchville Pike
Hermitage, TN 37067

TAX INFORMATION:
Map No. *138-00*
Group No. *0*
Parcel No. *144.00*

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE ($1.00) DOLLAR, cash in hand paid, and other good and valuable considerations, receipt of all of which is hereby acknowledged, I, **OPAL GRIFFIN,** have bargained and sold and by these presents do hereby transfer and convey unto **RONALD T. LOVVORN AND WIFE, CHERI A. LOVVORN,** hereinafter referred to as "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, bounded and described as follows:

A CERTAIN TRACT or a parcel of land in the 2nd Civil District of Davidson County, Tennessee, described as follows:

Land in the 13th Coun District and described according to a survey of Dale and Associates, Job No. 89-100, dated September 5, 1989 and described as follows:

Being a portion of the Robert V. Hailey property, and being more particularly described by metes and bounds as follows:

Beginning at a point in the center of Couchville Pike, said point being 324.27 feet more or less, along the center of Couchville Pike, East of the Marguette Robinson property as recorded in Deed Book 5791, page 43, of the R.O.D.C., Tennessee;

Thence, with the center of Couchville Pike, around a curve to the right, said curve having a central angle of 03 31' 04", a radius of 684.05 feet, a length of 42.00 feet, and a tangent of 21.01 feet to a point;

Thence, S 52 14' 03" E, a distance of 178.13 feet to a point;

Thence, leaving the center of Couchville Pike, S 14 53' 11" W, a distance of 906.32 feet to a point;

Thence, N 82 35' 25" W, a distance of 250.00 feet to a point;

Thence, N 17 22' 53" E, a distance of 1024.21 feet to the point of beginning, and containing 5.012 acres of land more or less.

Included in this description is a strip of land 25' wide for the right-of-way of Couchville Pike, and being more particularly described by metes and bounds as follow:

Beginning at a point in the center of Couchville Pike, said point being 324.27 feet more or less, along the center of Couchville Pike, East of the Marguette Robinson property as recorded in Deed Book 5791, page 43, of the R.O.D.C., Tennessee;

Thence, with the center of Couchville Pike, around a curve to the right, said curve having a central angle of 03 31' 04", a radius of 684.05 feet, a length of 42.00 feet, and a tangent of 21.01 feet to a point;

Thence, S 52 14' 03" E, a distance of 178.13 feet to a point;

Thence, leaving the center of Couchville Pike, S 14 53' 11" E, a distance of 27.13 feet to a point;

Thence, N 52 14' 03" W, a distance of 188.68 feet to a point;

Thence, around a curve to the left, said curve having a central angle

of 02 51' 28", a radius of 659.05 feet, a length of 32.87 feet, a tangent of 16.44 feet to a point;

Thence, N 17 22' 53" E, a distance of 26.17 feet to point of beginning, a containing 0.127 acres of land more or less.

Being the same property conveyed unto Opal Griffin, Sherry Loyd and Nathan Holleman by deed recorded May 18, 1990, in Book 8111, Page 750, and unto Opal Griffin by deed recorded September 15, 1992, in Book 8729, page 547, and Book 9206, page 2644, of the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEES, their heirs and assigns forever.

AND WE DO COVENANT with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good and lawful right to convey it, and that same is free, clear and unencumbered.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this 4th day of January, 1994.

Opal Griffin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public in and for said County and State, OPAL GRIFFIN, the within named bargainor, with whom I am personally acquainted, and who acknowledged that She executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 4th day of January, 1994.

NOTARY PUBLIC

My commission expires: 1-22-97

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $79,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this 4th day of January, 1994.

My commission expirse: 1-22-97

Notary Public

04929
IDENTIF. ↑ REFERENCE

94 JAN -6 AM 11:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

01 08 0101 03CHECK 301.30

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9213 PAGE 84

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 79000.00
				CON TX 29.30
				ERR CO
				CON TX 29.30-
				CON TX 292.30
				PRFEE 1.00
				WDEED 8.00
				TOTAL 301.30
				CHECK 301.30
01/06/94	01	11:18	0001	6787

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04929
IDENTIF. ↑ REFERENCE

94 JAN -6 AM 11:19
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 742809