WARRANTY DEED FOR TENNESSEE

BOOK 9220 PAGE 279

THIS INDENTURE, made and entered into this 10th day of January ,19 94 , by and between, Kendall J. Davis, married , hereinafter GRANTOR(S), and Tom Roy Drye and Dawn E. Drye, Husband and wife , hereinafter GRANTEE(S),

WITNESSETH: That for and in consideration of the sum of TEN DOLLARS ($10.00), the receipt of which is hereby acknowledged, the said GRANTOR(S) has bargined and sold and does hereby bargain, sell, convey and confirm unto the GRANTEE(S), his/her/their heirs and/or assigns, the following described real estate situated, lying and being in the County of Davidson ,State of Tennessee, to wit:

To find the point of beginning, start at the intersection of the northerly right-of-way (25" from the centerline) of Coopertown Road with the westerly boundary line of property owned by Peter J. Meadows et ux, of record in Deed Book 5334 page 839 in the Register's Office of Davidson County, Tennessee: Thence, with said right-of-way, North 81 degrees 36 min. 07 sec. West 296.96": Thence, severing the property of Noble C. Caudill II, of record in Deed Book 8114 page 913 in said Register's Office, with a curve in the easterly margin of a 50 foot wide Easement for Ingress/Egress, Drainage and Utilities, concave to the northeast and having a radius of 25.00 feet, northwesterly an arc distance of 39.27 feet through a central angle of 90 degrees (10 min. 00 sec to the point of tangency: Thence, continuing with said margin, North 8 Degrees 23 min. 53 sec. East 508.00" to the beginning of a curve in said margin concave to the southeast and having a radius of 840.00" feet: Thence, with said curve, northerly an arc distance of 149.45" through a central angle of 10 degrees 12 min. 27 sec. to an iron pin the POINT OF BEGINNING: Thence, continuing with said curve and margin, northeasterly and arc distance of 487.13" through a central angle of 33 degrees 13 min. 37 sec. to the point of tangency: Thence, with said margin, North 51 degrees 49 min. 57 sec. East 62.18" to the beginning of a curve in said right-of-way concave to the northwest and having a radius of 366.65 feet: Thence, with said curve northeasterly an arc distance of 133.17" through a central angle of 20 degrees 48 min. 38 sec. to an iron pin: Thence, severing said Caudill property, South 58 degrees 58 min. 40 sec. East 152.05 feet to an iron pin in the westerly boungary line of property owned by Thersa C. Barnes and Clifton Leonard Smith II, of record in Deed Book 6636 page 720 in said Register's Office: Thence, with said boundary line, South 6 degrees 39 min. 22 sec. West 615.00" to an iron pin; Thence, again severing said Caudill property, North 71 degrees 23 min. 40 sec. West 498.60" to the BEGINNING containing 5.01 acres. The above described tract is benefitted by an easement for the purpose of ingress, egress, drainage and utilities

SEE ATTACHED EXHIBIT 'A' FOR CONTINUATION OF LEGAL DESCRIPTION

PROPERTY ADDRESS: 5434 Drye Run Lane , Joelton, TN 37080

BEING the same property acquired by the GRANTOR(S) by deed recorded in Book 8984 at page 637 , Registers Office for said County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together will all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said GRANTEE(S), their heirs and assigns in fee simple forever.

SAID CONVEYANCE is made subject to all covenants, easements, restrictions, reservations, conditions and rights appearing of record against the above described property; also SUBJECT to any state of facts which an accurate survey of said property would show. Also subject to taxes for the year 1994, and subsequent years.

AND THE SAID GRANTOR(S) does hereby covenant with the said GRANTEE(S) that he/she/they is/are lawfully seized in fee of the aforedescribed real estate; that he/she/they has/have a good right to sell and convey the same; that the title and quite possession thereto he/she/they will warrant and defend against lawful claims of all persons, claiming same by, through or under him/her/them no further or otherwise.

IN WITNESS THEREOF, the undersigned has set his/her/their hand and seal on this date first written above.

Kendall J. Davis

Robin Davis

STATE OF TENNESSEE)
COUNTY OF Davidson) ss

Before me, the undersigned, a Notary Public in and for said State and County, aforesaid, personally appeared Kendall J. Davis, who is personally well known to me and known to me to be the person(s) who executed the foregoing instrument of even date and acknowledged the foregoing instrument to be his/her/their free act and deed.

WITNESS my hand and seal this 10th day of January, 1994.

Notary Public
Kenneth C. Kant

My Commission Expires: January 26, 1997

STATE OF TENNESSEE)
COUNTY OF _____) ss

Before me, the undersigned, a Notary Public in and for said State and County, aforesaid, personally appeared _____, who is personally well known to me and known to me to be the person(s) who executed the foregoing instrument of even date and acknowledged that he/she is the _____ of _____, a Corporation/Partnership/Joint Venture and who executed the foregoing instrument as its free act and deed.

WITNESS my hand and seal this _____ day of _____, 19___.

Notary Public

My Commission Expires: _____

MAP AND PARCEL NUMBER: p/o 004-00-0 003.00

STATE OF TENNESSEE, COUNTY OF Davidson,

The actual consideration or value, which ever is greater for this transfer is $ 161,406.81.

Sworn and Subscribed to before me this 10th day of January, 1994.

Affiant

Notary Public
Kenneth C. Kant

My Commission Expires: January 26, 1997

Address of New Owner:	Send Tax Bills To:
Tom Roy Drye	NationsBanc Mortgage Corp., a Texas Corp.
5434 Drye Run Lane	P.O. Box 353
Street Address	Street Address
Joelton, TN 37080	Louisville, KY 40210-0353
City/State/Zip	City/State/Zip

PREPARED BY AND PLEASE RETURN TO:

SUPERIOR TITLE & ESCROW SERVICES, INC.
919 WEST MAIN STREET, SUITE U-3
HENDERSONVILLE, TN 37075
(615) 822-9232

FILE #:
93-1446

EXHIBIT A
CONTINUATION OF LEGAL DESCRIPTION

across said Caudill property between said tract and Coopertown Road, said easement as shown on Declaration of Covenants and maintenance agreement for Coppertown Farms of record in Book 8211, page 319 said Register's Office as may be amended from time to time. Source of Description: Joe M. Cummings, Tennessee Registered Land Surveyor No. 1513, Cummings Associates Land Surveyors, 1204 Elmwood Ave., Nashville, Tennessee 37212.

_____, spouse of _____, joins in this conveyance for the purposes of conveying any and all right, title and interest he/she may have in said property as a result of marriage.

07539
IDENTIF. & REFERENCE

94 JAN 13 PM 1:52
REGISTER
DAVIDSON COUNTY, TN

9552 01/13 0101 03CHECK 610.18

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	
				161406.81
			CON TX	597.18
			PRFEE	1.00
			WDEED	12.00
			TOTAL	610.18
			CHECK	610.18
01/13/94	01	13:52	0001	9552

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07539
IDENTIF. ↑ REFERENCE

94 JAN 13 PM 1:52
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.745547