BOOK 9221 PAGE 273 Box 17

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Edward R. Fann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF January 19 94

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward Ray Fann	Same	MAP 175
(NAME)	(NAME)	
3366 Old Franklin Road		PARCEL 36
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		2D22530
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Vada Barrett Cox, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward Ray Fann

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at a point in the easterly margin of the Hobson Pike Section of Old Hickory Boulevard South 6 deg. 22' west 150 feet from the north line of the 38 acre tract conveyed to Edward Caldwell by deed from Robert Lusk and wife, of record in Book 1139, page 5, of the Register's Office for said County, being the northwest corner of a 2 acre tract excluded from the deed of said Edward Caldwell; thence with the easterly margin of the Hobson Pike Section of Old Hickory Boulevard South 6 deg 22' west 335 feet, more or less, to a point, continuing with said Boulevard in a southwesterly direction and on a 3 deg. curve 165 feet, more or less, to a point, in all 500 feet, more or less, to the southwest corner of a 3 acre tract conveyed to Robert Lusk by Deed from Edward Caldwell, of record in Book 1148, page 493, said Register's Office; thence South 88 deg. 35' East 450 feet, more or less, to a point, the southeast corner of said 3 acre tract; thence north 6 deg. 22' east, passing the northeast corner of said 3 acre tract at 300 feet, in all 500 feet to a point, the northeast corner of said 2 acre tract; thence north 88 deg. 35' west 435 feet to the point of beginning, containing 5 acres, more or less.

Included in the above description but expressly excluded from this conveyance is the following tract of land:

Land in the 2nd Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson and Hickerson Engineers, on October 12, 1963, as follows:

Beginning at an iron pin located in the east margin of Hobson Pike-Old Hickory Blvd., the common front corner of the land herein described and the Hadley property as shown on said survey; thence South 88 deg. 35' East 435.0 feet to

CONTINUED

unimproved ( )
This is improved (X) property, known as 12757 Old Hickory Blvd., Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the 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 right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 13th day of January 19 94

Vada Barrett Cox
Vada Barrett Cox

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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 Vada Barrett Cox, unmarried

the bargainor, 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 13th day of January, 1994.

My Commission expires May 24, 1997

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

9963 01/14 0101 03CHECK 360.50

LEGAL DESCRIPTION CONTINUATION

an iron pin; thence South 6 deg. 22' West 167.5 feet thence North 88 deg. 35' West 435.0 feet to an iron pin in the east margin of Hobson Pike-Old Hickory Blvd., thence North 6 deg. 22' East 167.5 feet to the point of beginning, containing 1.67 acres.

Being the same property conveyed to Ruby D. Hunter by deed from Vada Barrett Cox of record in Book 5937, page 626, Register's Office for Davidson County, Tennessee.

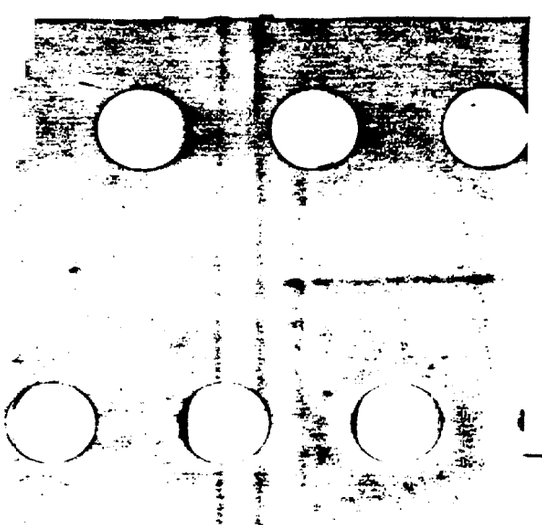
Being the same property conveyed to James L. Cox and wife, Vada Barrett Cox, by deed from Walker Casey, Trustee, of record in Book 3797, page 576, Register's Office for Davidson County, TN. The said James L. Cox having since died and property vested in Vada Barrett Cox by estate by the entirties.

Subject to Perpetual Easement for Highway Purposes of record in Book 4097, page 500, Register's Office for Davidson County, Tennessee.

Subject to Easement for Use of Water Supply of record in Book 4132, page 547, said Register's Office.

94 JAN 14 AM 11:57
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

07930



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

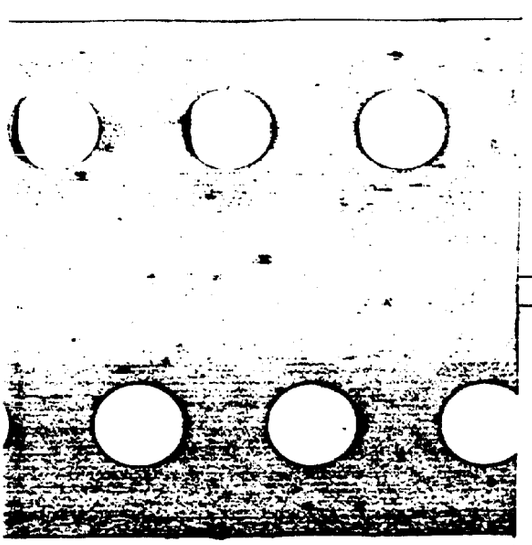
RECEIVED OF _____

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	95000.00
CON TX	351.50
PRFEE	1.00
MDEED	8.00
TOTAL	360.50
CHECK	360.50

01/14/94 01 11:58 0001 9963

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07930
IDENTIF. # REFERENCE

94 JAN 14 AM 11:58

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.745950