Prepared by:

PARSONS & NICHOLS
Attorneys at Law
101 W. Main St.
Manchester, TN 37355

Owner:
RABON JOHNSON and
GARY A. TOLIVER
1106 Gallatin Rd. S.
Madison, TN 37115
mail Attn: Ray Johnson
Tax Responsibility:
RABON JOHNSON and
GARY A. TOLIVER
1106 Gallatin Rd. S.
Madison, TN 37115

MAP 52-8 GROUP _____ PARCEL 187 BOOK 9266 PAGE 456

This conveyance made without benefit of title search or survey.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) Dollars cash in hand paid, and for other good and valuable consideration, the receipt of all of which is hereby acknowledged, WE, J. D. SIRCY and wife, MELBA SIRCY, have bargained and sold, and by these presents do hereby transfer and convey unto RABON W. JOHNSON and GARY A. TOLIVER as tenants in common, their heirs and assigns, our one-third (1/3) undivided interest as tenants in common (J.D. Sircy and wife, Melba Sircy, holding together a one-third interest as tenants by the entirety) a certain tract or parcel of land lying and being in the 19th Civil District of ~~Coffee~~ Davidson County, State of Tennessee, being more particularly described as follows, to-wit:

> All that certain piece, parcel or tract of land, together with any improvements thereon, situate (sic), lying and being in the City of Nashville, County of Davidson, State of Tennessee, containing .50 acres, more or less, and being more fully described shown and delineated as Lot No. 1 on the plat of same surveyed for Yates Motor Company, Inc., by Barge, Waggoner, Sumner & Cannon, Engineers, dated October 9, 1974, and recorded in the Office of the Register of Deeds of Davidson County in Plat Book 4660, Page 130, said property being located in the northwest quadrant of the intersection of Due West Avenue and Gallatin Pike, 19th Civil District of Nashville, Davidson County, Tennessee, and being more fully shown and delineated on the aforesaid plat as follows, to wit:

BEGINNING at a spike located on the western margin of Gallatin Pike, whereon the same corners with Lot No. 2 as shown on the aforesaid Plat, said spike being located 171.4 feet (measured along the said westerly margin of Gallatin Pike) from the right of way of the intersection of Due West Avenue with Gallatin Pike; thence from said point of beginning along Lot No. 2 as shown on the aforesaid plat, North 57 deg. 11 min. West for 215.56 feet to a spike; thence turning and running along property now or formerly of The Park Development Company North 23 deg. 52 min. East for 100.0 feet to a spike; thence turning and running along property now or formerly of The Park Development Company and property now or formerly of the National Life and Accident Insurance Company South 57 deg. 26 min. East for 224.46 feet to an iron pipe, which iron pipe is located on the westerly margin of Gallatin Pike; thence turning and running along the westerly margin of Gallatin Pike South 29 deg. 00 min. West for 100.0 feet to a spike, this being the point of beginning. BOOK 9266 PAGE 457

BEING the same property heretofore conveyed to RABON W. JOHNSON, GARY A. TOLIVER and J. D. SIRCY and wife, MELBA SIRCY, as tenants in common each holding a one-third interest (J. D. Sircy and wife, Melba Sircy, holding together a one-third interest as tenants by the entirety), by Special Warranty Deed executed on the 16th day of November, 1989, of record in Book 7986, page 858, Register's Office of Davidson County, Tennessee.

This description taken from prior Deed of record in Book 7986, page 858, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said RABON W. JOHNSON and GARY A. TOLIVER, their heirs and assigns forever.

AND WE DO COVENANT with the said RABON W. JOHNSON and GARY A. TOLIVER, that we are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey same, and that the same is unencumbered.

AND WE DO COVENANT and bind ourselves, our heirs and assigns, to warrant and forever defend the title to said land to the said RABON W. JOHNSON and GARY A. TOLIVER, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS on this 25th day of February, 1994.

J. D. SIRCY

MELBA SIRCY

STATE OF TENNESSEE

BOOK 9266 PAGE 458

COUNTY OF COFFEE

Personally appeared before me, a Notary Public, in and for said aforesaid County and State, the within named J. D. SIRCY and wife, MELBA SIRCY, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Manchester, Tennessee, this 25th day of February, 1994.

NOTARY PUBLIC

My Commission expires: February 12, 1995

OATH

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $24,447.00, 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 the 3rd day of March 1994

NOTARY PUBLIC OR REGISTER

~~My Commission Expires~~

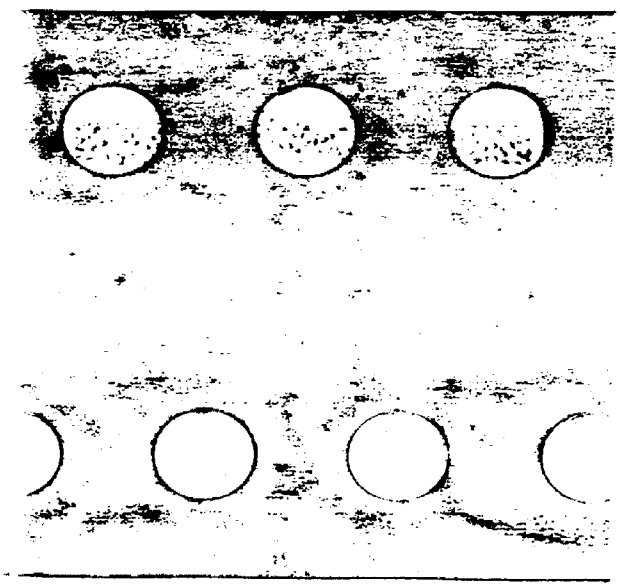
94 MAR -3 AM 11:50

FELIX [illegible]
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

23402

7063 03/03 1101 03CHECK 103.29



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

RECEIVED OF _____

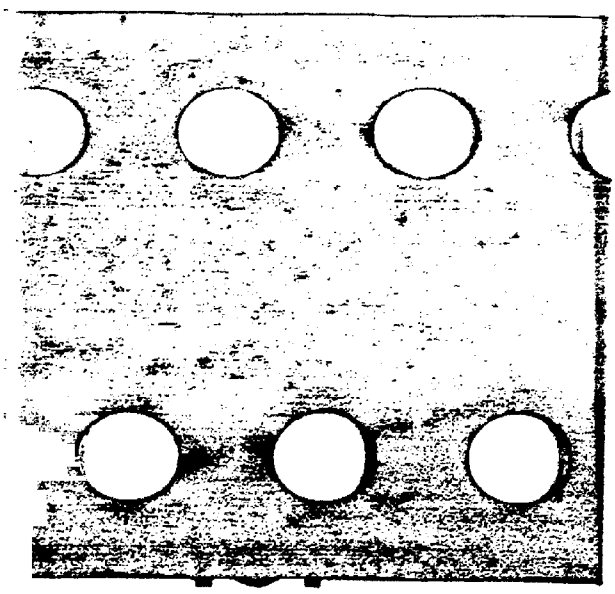
FOR _____

BOOK 9266 PAGE 459

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	2447.00
			ERR	CO
			CAMT	2447.00-
			CAMT	24447.00
			CON TX	90.28
			PRFEE	1.00
			WDEED	12.00
			TOTAL	103.28
			CHECK	103.28
03/03/94	01	11:52	0001	7063

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



23402
IDENTIFICATION REFERENCE

94 MAR -3 AM 11:51
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 762488