WARRANTY DEED

PREPARED BY:

ANDREA STUPKA
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
(615) 822-0030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $30,000.

Julie M. Rutledge
Affiant

Sworn to and subscribed before me on this the 8th day of February, 1994.

Rosemark K. McGill
NOTARY PUBLIC
My Commission Expires: 2-9-98

MORTGAGEE:

NATIONSBANK OF TENNESSEE, N.A.
451 West Main Street
Hendersonville, TN 37075

Address New Owner:

Darryle Scott Rutledge and
wife, Julie M. Rutledge
1013 Tyree Court North
Whites House, Tennnessee 37189

Send Tax Bills to:

SAME

Map/Parcel: 6/42.39

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, WE, JOHN C. MEADORS and wife, WANDA L. MEADORS, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto DARRYLE SCOTT RUTLEDGE and wife, JULIE M. RUTLEDGE, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

The following desribed real estate situated in the 10th Civil District, Davidson County, Tennessee, to-wit:

Beginning at a point in the westerly margin of U. S. Highway 41-#, said point being the southern boundary line of a tract of land conveyed to R. C. Coggins by deed from S. C. Bowers of record in Book 19, page 248, Register's Office for said County; thence with Coggins' southern boundary line, S 68 degrees W 9 poles to Coggins' S. W. corner; thence S 3 degrees W 16 poles to a stone in a hillside; thence with the southern boundary line of a tract of land conveyed to Robert C. Coggins of record in Deed Book 14, page 269, said Register's Office N 88 degrees W 200 poles to a point; thence S 3 degrees W 10 poles to the top of a ridge; thence S 24 degrees E 63 poles to a point; thence N 42 degrees E 8.5 poles to a point; thence N 70 degrees E 15.8 poles to a point; thence S 79 degrees E 14.9 poles to a point; thence N 70 degrees E 17.8 poles to a point; thence N 63 degrees E 21.3 poles to a point; thence S 34 degrees E 21.1 poles to a point; thence S 60 degrees E 17.8 poles to a point; thence N 85 degrees E 19.4 poles to a point; thence N 53 degrees E 29 poles to a point; thence S 23 degrees E 11.3 poles to a point; thence S 49 degrees E 6 poles to a point; thence S 25 degrees E 14.4 poles to a point; thence S 43 degrees E 5.8 poles to a point; thence N 62 degrees E 4.5 poles to a point; thence S 45 degrees E 13 poles to a point; thence S 46 degrees E 31.2 poles to a point; thence S 88 degrees E 12 poles to a point; thence S 84 degrees E 18.3 poles to a point; thence N 12 degrees

E 9.3 poles to a point; thence N 8 degrees W 2.8 poles to a point; thence N 20 degrees W 8.2 poles to a point; thence N 5 degrees W 6.4 poles to a point; thence N 15 degrees W 24.2 poles to a point; thence N 70 degrees E 35 feet to a point; thence S 40 degrees E 12 poles to a point; thence N 40 degrees E 30 feet to a point; thence N 34 degrees W 30.3 poles to a point; thence N 24 degrees W 6 poles to a point; thence N 60 degrees E 50 feet to the westerly margin of said highway; thence with the westerly margin of said highway N 27 degrees W 51.8 poles to a point N 32 degrees W 6 poles to the beginning, containing 94.5 acres,, more or less.

Included in the above description, but excluded from this conveyance is the property conveyed by deeds of record in Book 3616, page 385; Book 4208, page 894, Book 4431, page 779, Book 5112, page 389; Book 5160, page 978; Book 5292, page 591; Book 5984, page 316, Book 6734, page 936; Book 6793, page 941, and Book 6797, page 30, Register's Office for Davidson County, Tennessee.

Being the a portion of the same property conveyed to John C. Meadors and wife, Wanda L. Meadors by deed from C. W. Dixon, a widower of record in Book 4973, page 957, Register's Office for Davidson County, Tennessee.

This is improved property known as 1820 Springfield Highway, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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,

1). 1993 taxes have been paid.

2). Easements noted: Easement of record in Book 7436, page 121, Book 6293, page 703, Book 5160, page 979, and Book 5984, page 316, said Register's Office.

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 our hands this the 8 day of February, 1994, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

John C Meadors
JOHN C. MEADORS

Wanda L. Meadors
WANDA L. MEADORS

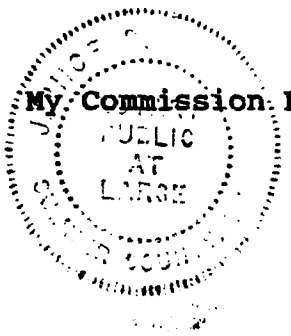
STATE OF TENNESSEE
COUNTY OF Sumner

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, JOHN C. MEADORS and wife, WANDA L. MEADORS the bargainor with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 8th day of February, 1994.

Janice Kitzinc
NOTARY PUBLIC

My Commission Expires: 8-11-97



5324 03/24 0101 03CHECK 124.00

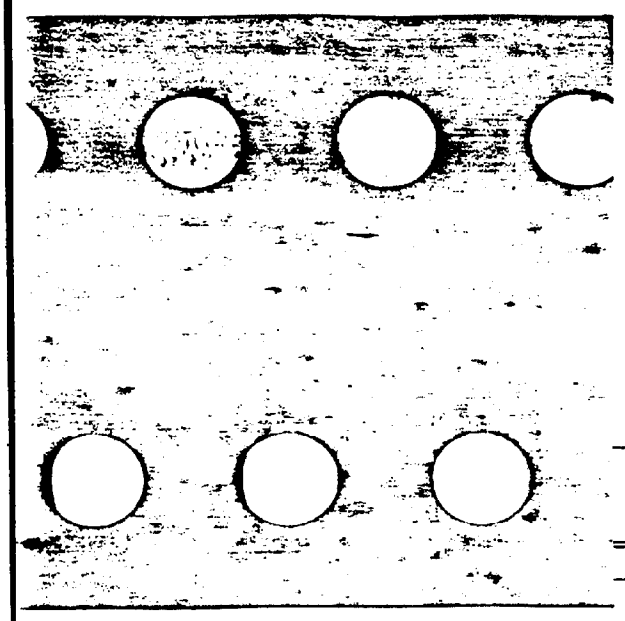
31020

IDENTIF. & REFERENCE

94 MAR 24 AM 8:47

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.



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

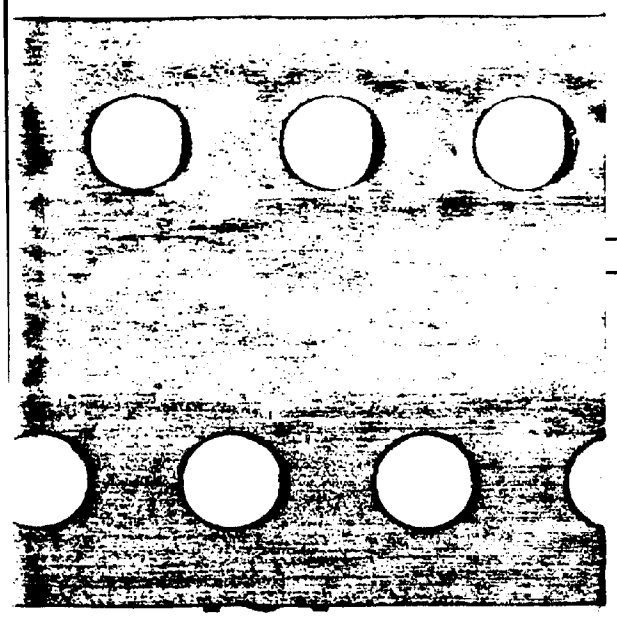
RECEIVED OF _____

FOR _____

BOOK 9288 PAGE 33

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 30000.00
CON TX 111.00
PRFEE 1.00
MTGTX 12.00
TOTAL 124.00
CHECK 124.00
03/24/94 01 08:47 0001 5324

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31020
IDENTIF. ↑ REFERENCE

94 MAR 24 AM 8:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 770640