This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694

LIMITED WARRANTY DEED

Address New Owner(s) as follows: HOWARD W. HOLLAND, 5813 Eatons Creek Road, Joelton TN 37080

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Map and Parcel No. Map No. 029-00-0, Parcel No. 085.00, Field Book No. 14D-26710.

For and in consideration of the sum of TWENTY SEVEN THOUSAND ($27,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, JOE S. KING, TRUSTEE, under an express Trust with full power, authority and right to sell, mortgage, lease, rent and convey, by deed or otherwise, all or part of the real property transferred hereby, hereinafter referred to as Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto HOWARD W. HOLLAND and wife, SANDRA S. HOLLAND, their successors and assigns, hereinafter referred to as Grantees, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is improved property, known as 5819 Eatons Creek Road, Joelton TN 37080.

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 successors and assigns, forever; and Grantor does covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as shown herein. I do further covenant and bind myself/my heirs and representatives, to warrant and forever defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever, **but this Warranty Deed is limited to the time in which said real estate was lawfully seized and possessed by**

JOE S. KING, TRUSTEE, and does not extend to any previous time thereto.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 20th day of April 1994.

Joe S. King Trustee
JOE S. KING, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **JOE S. KING, TRUSTEE,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of April 1994.

John R. Reynolds Notary Public

My commission expires 07 July 1996

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $27,000.00.

Howard W Holland Affiant

Subscribed and sworn to before me
this 20th day of July 1994.

John R. Reynolds Notary Public

My commission expires 07 July 1996

NOTE TO REGISTER:

Upon recording, please ~~return~~ the recorded instrument to:

JOHN R. REYNOLDS
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481

Rl. Est. II.King.LWD

EXHIBIT A

Land in Davidson County, Tennessee, located at and known as 5819 Eatons Creek Road, Joelton, Tennessee 37080, and being more particularly described from the prior Deed of record in Book 4409, page 329, Register's Office for Davidson County, Tennessee, as follows, to wit:

BEGINNING at a point in Eatons Creek Road 384 feet, more or less, East of the center line of Marrowbone Road, said point being the southeast corner of a tract of land conveyed to Leo M. Aita by deed from James E. Covington, Clerk and Master, of record in Book 1513, page 560, Register's Office for said County; thence along Aita's easterly line North 1° 30' East 421 feet to an iron pin; thence South 83° East 121 feet to an iron pin; thence South 1° 30' West 411 feet to an iron pin in said Eatons Creek Road; thence North 88° West 120.5 feet to the point of beginning, and containing 1.16 acres, more or less.

Being the same property conveyed to Joe S. King, Trustee, under an express trust with full power, authority and right to sell, mortgage, lease, rent and convey, by Deed or otherwise, all or part of the real property transferred thereby, by Limited Warranty Deed from Gertrude K. Freeman, Individually, and as Executrix of the Last Will and Testament of John Amber King, Jr., Deceased, and Ganda Freeman, husband of Gertrude K. Freeman, as shown of record in Book 9165, page 856, Register's Office for Davidson County, Tennessee.

The description herein has been copied from the Deed whereby the same property was conveyed to John A. King, now deceased, by Johnnie Lee King, a widow, and shown of record in Book 4409, page 329, said Register's Office.

This is improved property, known as 5819 Eatons Creek Road, Joelton TN 37080.

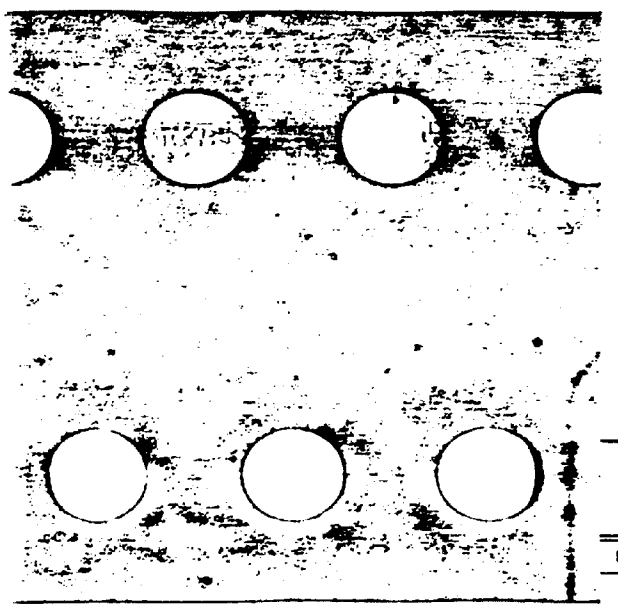
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FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

6864 04/21 0101 03CHECK 112.90

41681
IDENTIF. & REFERENCE

PICK-UP

Rl. Est. II.King.LWD



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

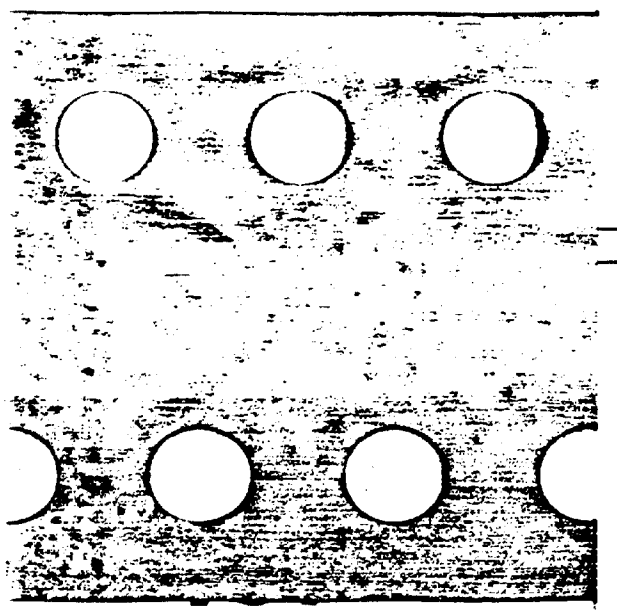
RECEIVED OF _____

FOR _____

BOOK 9319 PAGE 311

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	27000.00
CON TX	99.90
PRFEE	1.00
WDEED	12.00
TOTAL	112.90
CHECK	112.90

04/21/94 01 14:11 0001 6864

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41681
IDENTIF. ← REFERENCE

94 APR 21 PM 2:10

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

No. 782023