This instrument prepared by:
Marcy S. Hardee, Attorney
THOMAS N. JONES & ASSOCIATES
339 Main Street
Franklin, TN 37064

BOOK 9324 PAGE 139

43232
IDENTIF. & REFERENCE

94 APR 27 AM 8:20
REGISTER
DAVIDSON COUNTY, TN.

NEW OWNER:
Timothy and Karen Fox
Apache Trail Animal Hospital
3925 Apache Trail
Antioch, TN 37013

SEND TAX BILL TO:
Same

MAP & PARCEL:
148-10-140

MAIL ENV.

WARRANTY DEED

For and in 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, **CAROL ANNE COFFEEN** hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **TIMOTHY FOX and wife, KAREN FOX** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1, on the plan of Section II, Revised, Corrected and Resubdivided Plan of the Reserve Parcel "A" as shown on the plan of Phillips 66 Park, of record in Book 5190, Page 194, Register's Office of Davidson County, Tennessee.

Beginning at a point in the southerly margin of Apache Trail at the common corner of Reserved Parcel A and said Lot 1; thence with a line between said two tracts S 61° 14' W 208.95 feet to a point; thence with a curve to the left having a radius of 252.45 feet easterly a distance of 74.0 feet to an existing hub and tack; thence S 56° 47' E 73.17 feet to a concrete monument at the beginning of a curve to the right having a radius of 198.71 feet southeasterly 136.05 feet to a concrete monument; thence N 60° 30' 36" E 153.44 feet to an iron pin in the southerly margin of Apache Trail; thence with the margin of the same northwesterly 250 feet to the point of beginning.

Being the same property conveyed to Carol Anne Coffeen by Quitclaim Deed from George Patrick Coffeen of record in Book 8522, page 855, Register's Office of Davidson County, Tennessee, and being the same property conveyed to G. Patrick Coffeen and Mrs. G. Patrick Coffeen, by deed from Robert Fulcher, III and Terry Mays, a partnership d/b/a Haywood, Ltd., of record in Book 5347, page 41, Register's Office for Davidson County, Tennessee.

G. Patrick Coffeen and George Patrick Coffeen are one and the same person. Mrs. G. Patrick Coffeen and Carol Anne Coffeen are one and the same person.

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 GRANTOR does covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

Subject to the following restrictions and conditions:

1. 1994 taxes are a lien against the property but not yet due and payable. Said taxes have been prorated between the parties, with grantors paying their pro rata part of said taxes to Grantee.

2. Restrictive covenants contained in instrument of record in Book 4437, page 661, Book 4580, page 305, and Book 4839, page 473, Register's Office of Davidson County, Tennessee.

3. The Plan of record in Book 5190, page 194, said Register's Office, shows an owner's certificate, and the location of Apache Trail, and a 10-foot easement for public utility and drainage purposes along the southerly and southwesterly lines of said lot.

4. Easement reserved by instrument of record in Book 2809, page 527, Register's Office of Davidson County, Tennessee.

5. Subject to notes on Plan of record.

6. Subject to any and all building and zoning regulations of City, County and State.

AND GRANTOR DOES FURTHER covenant and bind herself, her successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

And I, G. Patrick Coffeen, spouse of Grantor join in this conveyance for the purpose of conveying any marital rights I may have in this property.

This improved property is known as Apache Trail Animal Hospital, 3925 Apache Trail, Antioch, TN 37013.

WITNESS OUR HANDS this 21st day of April, 1994 in Franklin, TN.

CAROL ANNE COFFEEN

G. PATRICK COFFEEN

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared CAROL ANNE COFFEEN and G. PATRICK COFFEEN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and who acknowledged that they executed the same as their free act and deed.

Witness my hand and seal this 21st day of April, 1994.

NOTARY PUBLIC

My Commission Expires: 2/11/97

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $190,000.00.

AFFIANT

Sworn to and subscribed before me this 21st day of April, 1994.

NOTARY PUBLIC

My commission expires: 2/11/97

0590 04/27 0101 03CHECK 712.00

1154.0000/tj/ch



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

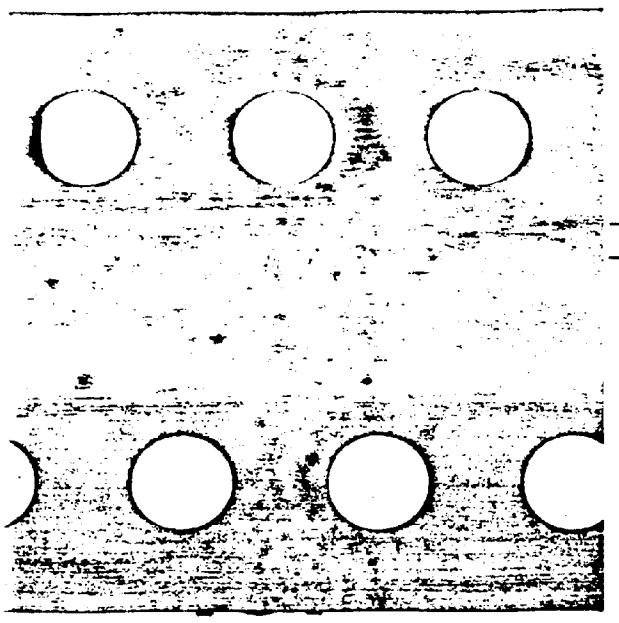
RECEIVED OF _____

FOR _____

BOOK 9324 PAGE 141

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	
			190000.00	
			CON TX 703.00	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 712.00	
			CHECK 712.00	
04/27/94	01	08:21	0001	8590



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43232
IDENTIF. # REFERENCE

94 APR 27 AM 8:20
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 783714