THIS INSTRUMENT PREPARED BY:

J. C. DALE, JR., ATTORNEY
221 4th Ave. N., 5th Fl.
Nashville, TN 37219
(615) 255-7443

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $210,000.00.

Subscribed and sworn to before me this 27th day of April, 1994.

Nell Burklin Smiley
AFFIANT

Notary Public
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-26-95

94 APR 27 PM 3:34

REGISTER
DAVIDSON COUNTY, TN.

43466
IDENTIF. & REFERENCE

D E E D

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Bernard R. Wilkerson, et ux 1737 Hudson Road Madison, TN 37115	SAME	Map 8 Parcel 17

FOR AND IN CONSIDERATION OF the sum of Two Hundred Ten Thousand Dollars ($210,000.00) cash in hand paid by Bernard R. Wilkerson and wife, Judy O. Wilkerson, to Nell Burklin Smiley, Executrix of the Estate of Mary B. Lain, deceased, said Executrix having been appointed by the Will of said Mary B. Lain, duly probated on the 1st day of March, 1993, in the Probate Court for Davidson County, Tennessee, by Order of Probate recorded in Minute Book 369, Page 618, of the records of said Court, the Probate proceedings bearing Docket No. 93P-280, the said Nell Burklin Smiley, Executrix of the Will and Estate of Mary B. Lain, deceased, acknowledges receipt of said consideration, and in accordance with the authority expressly granted by Item Seven of said Will has this day bargained and sold and does hereby transfer and convey unto the said Bernard R. Wilkerson and wife, Judy O. Wilkerson, the grantees herein and their heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee and described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated February 24, 1994, as follows:

Tract 1: Beginning at an iron pin (new) in the westerly margin, 30 feet from the center line of Whites Creek Pike, and being the most southeast corner of Albert W. Fisher (deed book 2996, page 281); thence, with the margin of said pike and a curve to the left having a radius of 1958.78 feet, an arc length of 60.00 feet, and a chord of S. 18° 47' 36" E. 60.00 feet to an iron pin (new) in the margin of said pike, a corner to tract 2 (19.61 acres), this survey; thence, leaving said pike and with the line of said tract 2 for the next four calls as follows: S. 78° 10' 10" W. 480.63 feet to an iron pin (new); thence. S. 11° 49' 50" E. 40.00 feet to an iron pin (new); thence, S. 78° 10' 10" W. 728.31 feet to an iron pin (new); thence, S. 01° 08' 25" W. 687.65 feet to an 18 inch Poplar tree in the line of H.E. Baxter (deed book 4868, page 517); thence, with the line of said Baxter for the next four calls as follows: N. 84° 29' 43" W. 108.68 feet to a point in the center of a branch; thence, with the center of said branch for the next three calls as follows: S. 57° 09' 20" W. 89.59 feet, S. 49° 48' 34" W. 91.93 feet, and S. 30° 27' 04" W. 94.52 feet to a point in said branch in the line of said Baxter, a corner to Michael Paul Baumstark; thence, with said Baumstark for a ways and then the line of William A. Carroll (deed book 5239, page 93), N. 84° 33' 26" W. passing an iron pin (new) on the bank of said branch at 15.00 feet, and in all a total of 730.40 feet to an iron pin (old); thence, continuing with said Carroll, N. 84° 51' 36" W. 115.01 feet to an iron pin (old), corner to said Carroll, and a corner to Melvin A. Ezell (deed book) 6897, page 383); thence, with the line of said Ezell, N. 84° 57' 17" W. 113.77 feet to an iron pin (old), corner to said Ezell, and a corner to Bobby E. Moody (deed book 5250, page 998); thence, with the line of said Moody, N. 84° 33' 22" W. 115.35 feet to an iron pin (old) corner to said Moody, and a corner to Alvin R. Hawkins (deed book 3857, page 912); thence, with the line of said Hawkins for a ways and then the line of Chester Chambers (deed book 1371, page 286), N. 84° 31' 06" W. 2063.82 feet to a large corner rock in the line of said Chambers, a corner to Ben Knight (deed book 805, page 292); thence, with said Knight, N. 08° 39' 02" E. 2731.87 feet to an iron pin (new), a corner to Byron L. Clark; thence, with the line of said Clark for a ways and then the line of Cecil E. Lain (deed book 5098, page 439), S. 84° 40' 42" E. 595.35 feet to an iron pin (new) in the line of said Lain, thence, S. 03° 10' 51" E. 398.31 feet to an iron pin (new); thence, S. 72° 19' 50" E. 1170.31 feet to an iron pin (new); thence, N. 86° 28' 43" E. 421.81 feet to an iron pin (new); thence, N. 04° 48' 17" E. 616.32 feet to an iron pin (new) in the line of Theodore G. Harris (deed book 4799, page 607); thence, with said Harris, S. 87° 20' 37" E. 445.85 feet to an iron pin (new) by a corner post, in the line of said Harris, corner to said Albert W. fisher; thence, with said Fisher for the next five calls as follows: S. 05° 37' 10" W. 1273.80 feet to an iron pin (new); thence, N. 89° 33' 23" E. 669.90 feet to an iron pin (new); thence, S. 01° 54' 29" W. 528.00 feet to an iron pin (new); thence, N. 82° 28' 48" E. 267.61 feet to an iron pin (new); thence, N. 78° 10' 10" E. 759.53 feet to the beginning, containing 175.38 acres, more or less, according to said survey.

Being part of the property conveyed to F. R. Lain, now deceased, by deeds of record in Book 621, page 596, in Book 919, page 71, in Book 1115, page 35, and in Book 9256, page 417, Register's Office for said County, as devised to Mary B. Lain, now also deceased, by Will of

F. Roland Lain of record in Will Book 90, page 33, Probate Court Clerk's Office for said County, and being now vested in Nell Burklin Smiley, Executrix under the will of Mary B. Lain, of record in Will Book 183, page 567, said Probate Office, with power to convey same, and being part of the property conveyed to F.R. Lain and wife, Mary B. Lain, by deeds of record in Book 1081, page 647, and in Book 1110, page 118, said Register's Office, as devised to and now vested in Nell Burklin Smiley, Executrix under the will of Mary B. Lain, with full power to convey without the joinder of any beneficiary.

Access for right of way for said property to and from the White's Creek Pike is provided in the land area hereby conveyed, although it is not fully improved for that purpose. Nevertheless, a roadway useable by vehicular traffic to and from said property, partly over the described property and partly over neighboring property has been in use by the owners of both properties for more than twenty (20) years and is available for continued use.

1994 Metropolitan Nashville and Davidson County property taxes will be prorated as of the date of this deed, the accrued pro rata part thereof to be deducted from the purchase price and the grantees will assume payment of the 1994 tax.

The described property is unimproved and consists of 175.38 acres at 8099 Whites Creek Pike, Joelton, Tennessee 37080.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to the grantees, their heirs and assigns forever. Said grantor covenants on behalf of the Estate of Mary B. Lain, Deceased, and its beneficiaries, that the Estate is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and the same is unencumbered except for 1994 property taxes and the proceedings for administration of the Estate of Mary B. Lain, Deceased. She further covenants and binds said estate and its beneficiaries to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

WITNESS my hand as Executrix of the Estate of Mary B. Lain, Deceased, this 27th day of April, 1994.

Nell Burklin Smiley Executrix
NELL BURKLIN SMILEY, EXECUTRIX

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Nancy A. Jay, a Notary Public in and for said County and State, the within named NELL BURKLIN SMILEY, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be Executrix of the Estate of Mary B. Lain, deceased, and that as such Executrix being authorized so to do, she executed the foregoing instrument for the purposes therein contained, by signing the same as Executrix of the Estate of Mary B. Lain, Deceased.

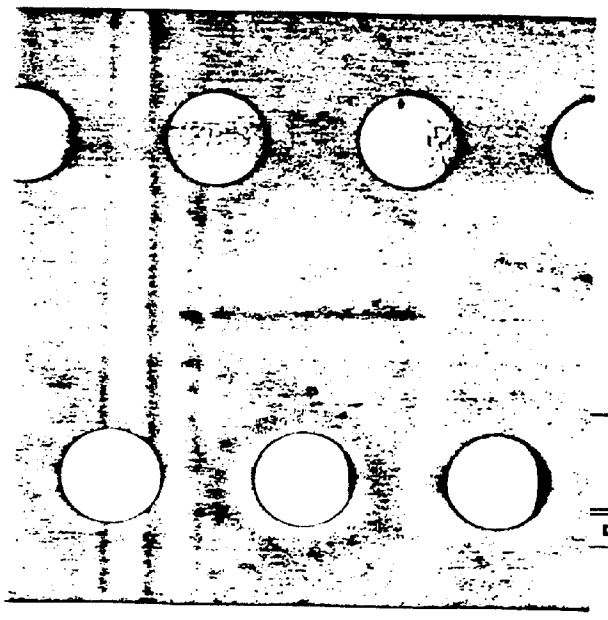
WITNESS my hand and seal at office in Nashville, Tennessee, this 27th day of April, 1994.

Nancy A. Jay
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

NANCY A. JAY NOTARY PUBLIC AT LARGE STATE OF ILLINOIS

8833 04/27 0101 03CHECK 794.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

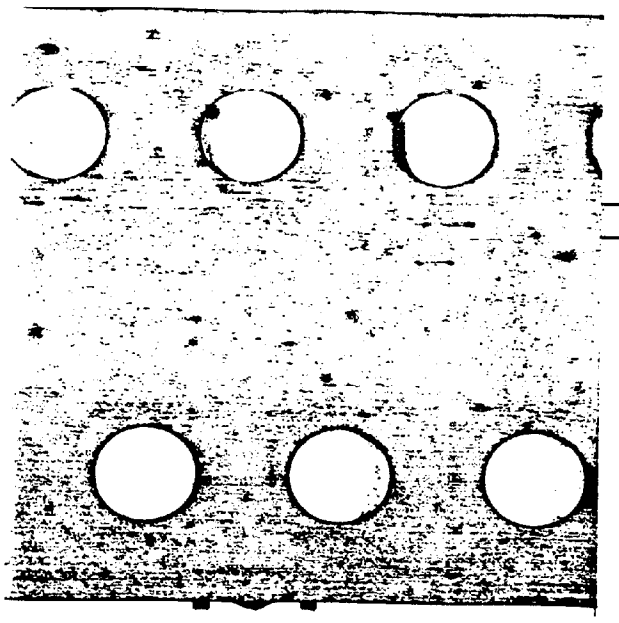
RECEIVED OF _____

FOR _____

BOOK 9324 PAGE 909

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 210000.00
CON TX 777.00
PRFEE 1.00
WDEED 16.00
TOTAL 794.00
CHECK 794.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/27/94 01 15:35 0001 8833

43466
IDENTIF. & REFERENCE

94 APR 27 PM 3:34
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 783955