This instrument was prepared by,
Please return to:
American Escrow Company, P. O. Box 1733,
Hendersonville, TN 37077

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WARRANTY DEED

172925

Address New Owner:	Send Tax Bills to:	Map-Parcel Nos.
Eugene R. Williams 5845 Cloverland Drive Brentwood, TN 37027	New Owner	171-08 034.00

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $25,000.00

Eugene R. Williams
Affiant

Subscribed and sworn to before me, this the 21st day of June, 1994.

Notary Public

My Commission Expires: 11/19/94

FOR and in consideration of the sum of TEN & 00/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, We,

CHARLES A. WHEELER, JR., CHARLES T. WHEELER,

GENEIVA WHEELER BALLOU, and

BARBARA WHEELER LINDER,

hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto

EUGENE R. WILLIAMS, unmarried,

hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows; TO WIT:

A 0.44 acre, more or less, tract of land lying in the 1st Civil District of Davidson County, Tennessee, and being a portion of the property conveyed to Western Hills Development Company, A Tennessee Corporation, of record in Book 4377, Page 537, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the southerly margin of Cloverland Drive, said point being the common corner of the aforesaid Western Hills Development Company property and the Jessie M. Williams property, the deed for which of record in Book 1539, Page 287, Register's Office for Davidson County, Tennessee; thence, running with the common property line of Western Hills Development Company and Jessie M. Williams, South 21° 37' West 613.84 feet to a point; thence, leaving the said common line, South 83° 19' East 74.43 feet to a point in the westerly margin of a proposed road; thence, with said proposed road around a curve to the right and having a radius of 1486.96 feet a distance of 453.6 feet, more or less, to the point of tangency of said curve; thence, continuing with said road, North 23° 43' East 120 feet to the beginning of a proposed radius return curve a distance of 39.27 feet to the point (of beginning) and containing 0.44 acres, more or less.

Below line for Register's use

REC'D JUN 22 1994 AT 9:0 REC. IN Record BOOK 432 PAGE 413
KATHRYN BROWN, REGISTER SUMNER COUNTY, TENN.

IDENTIF. ↑ REFERENCE 64427 MAP DAVIDSON GROUP CONT. MAP PARCEL CO.

94 JUN 24 AM 9:54
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

ENTERED
THOMAS C. MARLIN
TAX ASSESSOR

JUN 22 1994

8.00 CHECK 0101 06/24 9753

KATHRYN BROWN, REG.
SUMNER COUNTY, TENN.
RECORDING 8.00
STATE TAX $ 92.50
REG. FEE $ 1.00
TOTAL $ 101.50
REC. NO. 18713

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BEING a part of the same property, all of the part designated as Tract No. 5, conveyed to the within named Grantors by deed from Western Hills Development Company, A Tennessee Corporation, of record in Book 5447, Page 963, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all restrictions and easements of record.

This is Unimproved Property known as: 0.44 acres, more or less, Map 171-08-0, Parcel 034.00, Fld Bk No. 06DU 78000.

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 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 set out; 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 17th day of June, 1994.

Charles A. Wheeler, Jr.

Charles T. Wheeler

Geneiva Wheeler Ballou

Barbara Wheeler Linder

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Charles A. Wheeler, Jr., Charles T. Wheeler, Geneiva Wheeler Ballou, and Barbara Wheeler Linder, the bargainors, with whom I am personally acquainted, or who proved to me based upon satisfactory evidence to be the persons, who executed the within instrument and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this the 17th day of June, 1994.

W. K. Georgas, Jr., Notary Public

My Commission Expires: 11/19/94

W. K. GEORGAS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE