THIS INSTRUMENT PREPARED BY:
Sam Sawyer, Attorney at Law
501 North Jackson Street
Tullahoma, Tennessee 37388

REAL PROPERTY TAX RESPONSIBILITY & OWNER:
Ms. Jennifer Hope Agner
Mr. John W. Charles
304 Slayton Drive
Madison, Tennessee 37115

TAX INFORMATION:

Map & Parcel 033-16-0 162.00
Field Book 11D-36154

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE ($1.00) DOLLAR, cash in hand paid, and other good and valuable considerations, receipt of all of which is hereby acknowledged, we, **DARRYL D. LOCKETT and wife, SHAUNA L. LOCKETT,** have bargained and sold and by these presents do hereby transfer and convey unto **JENNIFER HOPE AGNER (single) and JOHN W. CHARLES (single)**, as joint tenants with right of survivorship, hereinafter referred to as "GRANTEES", their heirs and assigns, a certain tract or parcel of land in the Davidson County, Tennessee, bounded and described as follows:

> Being Lot No. 152, Primrose Meadows, Section II, a plat of which appears of record in Plat Book 4860, page 105, Register's Office, Davidson County, Tennessee.
>
> Said Lot No. 152 fronts 83.0 feet on the northeasterly margin of Slayton Drive and runs back 278.0 feet on the northwesterly line and 278.0 feet on the southeasterly line to a line in the rear upon which it measures 83.0 feet.
>
> Being the same property conveyed to Darryl D. Lockett and wife, Shauna L. Lockett, by deed of record in Book 7577, page 619, Register's Office, Davidson County, Tennessee.

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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 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 and lawful right to convey it, and that same is free, clear and unencumbered.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this 26th day of July, 1994.

DARRYL D. LOCKETT

SHAUNA L. LOCKETT

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public in and for said County and State, DARRYL D. LOCKETT and wife, SHAUNA L. LOCKETT, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 26th day of July, 1994.

Tammy R Payne
NOTARY PUBLIC

My commission expires: 7/23/95

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $69,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Jennifer H. Agnew
Affiant

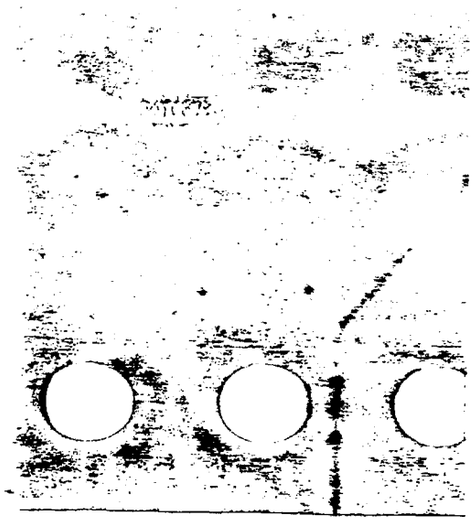
Subscribed and sworn to before me this 26th day of July, 1994.

Tammy R Payne
Notary Public

My commission expires: 7/23/95

75578
IDENTIF. & REFERENCE

94 JUL 28 AM 10:07
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.



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

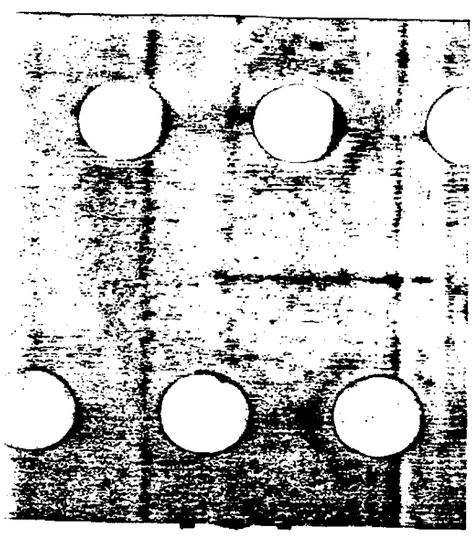
RECEIVED OF _____

FOR _____

BOOK 9419 PAGE 944

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 69500.00
CON TX 257.15
PRFEE 1.00
WDEED 8.00
TOTAL ~~266.15~~
CHECK ~~266.15~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/28/94 01 10:07 0001 1785

75578
IDENTIF. & REFERENCE

94 JUL 28 AM 10:07
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 818335