BOOK 9459 PAGE 856

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

RONALD JAMES AND WIFE, DEBORAH F. JAMES
6259 KENWOOD DRIVE
GOODLETTSVILLE, TN 37072

MAP/PARCEL NUMBER:

MAP 43-16, PARCEL 97

SEND TAX BILLS TO:

SAME

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $26,500.00 6515 09/08 0101 03CHECK 115.05

94 SEP -8 PM 3:14
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

89130
IDENTIFICATION REFERENCE

AFFIANT
Subscribed and sworn to me, this the 29 day of AUGUST, 1994.

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Notary Public
My commission expires: 5-11-96

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, JERRY RONALD WITHERINGTON, JAMES DARRELL WITHERINGTON AND MAUREEN REED, THE ONLY CHILDREN, HEIRS AND NEXT OF KIN OF MARY ADDIE WITHERINGTON, DECEASED, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said RONALD JAMES AND WIFE, DEBBIE F. JAMES, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 4344 OLD HICKORY BLVD., OLD HICKORY, TN 37138.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, WE covenant that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

TERESA P. WITHERINGTON, wife of JERRY RONALD WITHERINGTON, DOROTHY BELLE WITHERINGTON, wife of JAMES DARRELL WITHERINGTON, and FRANK REED, husband OF MAUREEN WITHERINGTON REED, join in this conveyance for the sole purpose of conveying any right, title and interest they may have in and to the property described in Exhibit "A" attached hereto, marital or otherwise.

WITNESS OUR HANDS this 29 day of AUGUST, 1994.

JERRY RONALD WITHERINGTON

TERESA P. WITHERINGTON

JAMES DARRELL WITHERINGTON, BY HIS ATTORNEY-IN-FACT, JERRY RONALD WITHERINGTON

DOROTHY BELLE WITHERINGTON, BY HER ATTORNEY-IN-FACT, JERRY RONALD WITHERINGTON

MAUREEN WITHERINGTON REED

FRANK REED

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRY RONALD WITHERINGTON AND WIFE, TERESA P. WITHERINGTON, the within named BARGAINORS, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who

acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 29 day of AUGUST, 1994.

Denise C. Allen
notary public

My commission expires: 5-11-96

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRY RONALD WITHERINGTON, to me known to be the person who executed the foregoing instrument in behalf of JAMES DARRELL WITHERINGTON AND WIFE, DOROTHY BELLE WITHERINGTON and acknowledged that HE executed the same as the free act and deed of the said JAMES DARRELL WITHERINGTON AND WIFE, DOROTHY BELLE WITHERINGTON, for the purposes therein contained.

WITNESS my hand and official seal at office in Madison, Tennessee, this 29 day of August, 1994.

Denise C. Allen
Notary Public

My Commission Expires: 5-11-96

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAUREEN WITHERINGTON REED AND HUSBAND, FRANK REED, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 22 day of August, 1994.

Ann S. Black Notary public

My commission expires: 3-23-96

ANN S. BLACK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT 'A'

Being Lot No. 8 of Block No. 2 on the Plan of Berryville, W.A. Bryan's Subdivision, as of record in Book 421, page 117, Register's Office for said County.

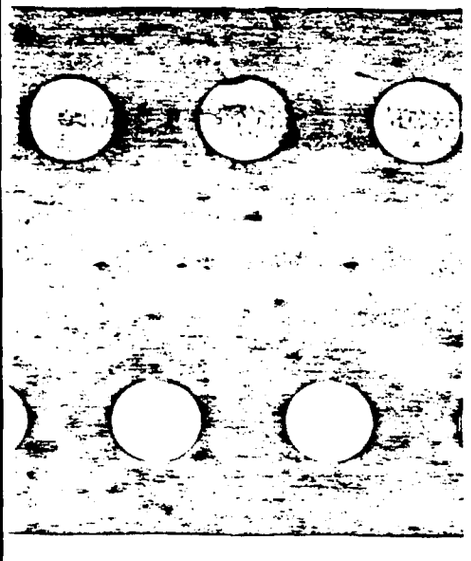
Said Lot No. 8 fronts 50 feet on the easterly side of Hadley Road and runs back between parallel lines, 150 feet to an alley.

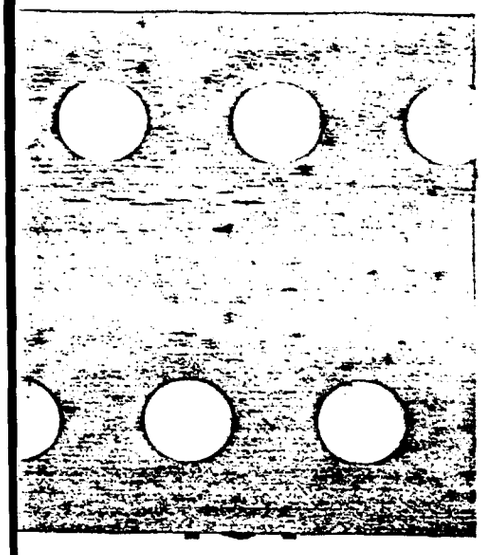
Being the same property conveyed to Mary Addie Witherington, by Warranty Deed from Virgil F. Armstrong land wife, Carole Ann Armstrong, of record in Book 5979, page 929, Register's Office for Davidson County, Tennessee. Mary Addie Witherington died unmarried, intestate, on June 25, 1994, survived by James Darrell Witherington, Jerry Ronald Witherington and Maureen Witherington Reed as her only heirs and next of kin and all being sui juris.

EXHIBIT 'B'

1. **Real property taxes for 1994 and all future years.**

2. **All matters set forth on the Plan of record in Book 421, page 117, Register's Office for Davidson County, Tennessee.**





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

RECEIVED OF _____

FOR _____

BOOK 9459 PAGE 860

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

MAMT 26500.00
ERR CO
MAMT 26500.00-
CAMT 26500.00
CON TX 98.05
PRFEE 1.00
WDEED 16.00
TOTAL 115.05
CHECK 115.05

09/08/94 01 15:13 0001 6515

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89130
IDENTIF. ↑ REFERENCE

94 SEP -8 PM 3:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 832869