WARRANTY DEED

State of Tennessee)
County of Wilson)

The actual consideration or value, whichever is greater, for this transfer is $ 150,000.00

Paul H. Coleman
Affiant

Sworn to and subscribed before me this 16 day of Sept 1994.

NOTARY PUBLIC

My Commission Expires: 11-26-94

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

PICK-UP

94 SEP 19 AM 9:44
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

91921
IDENTIF. & REFERENCE

ADDRESS - NEW OWNER:
Paul H. Coleman and
Phil N. Henderson
PO Box 111391
Nashville, Tn 37211

SEND TAX BILLS TO:
Same

MAP/PARCEL NUMBER:
Map 63-3-C
Parcel 14

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Charles R. Kaelin and wife, Patricia L. Kaelin, hereinafter called Grantors, has bargained and sold, and by these presents transfers and conveys unto Paul H. Coleman and Phil N. Henderson, hereinafter called Grantee, their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, described as follows:

BEING Lot No. 290 on the Revised plat of Brandywine Point, a Planned Unit Development, Phase One, Section 2, which plat is of record in Book 7900, page 172, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

BEING the same property conveyed to Charles R. Kaelin and wife, Patricia L. Kaelin, by deed from A. Terry Baskin and wife, Donna H. Baskin, of record in Book 9081, page 152, said Register's Office for Davidson County, Tennessee.

This is unimproved property known as 705 Turner Court, Old Hickory, TN, 37138.

This conveyance is made subject to any and all visible easements or rights-of-way. Subject to restrictions of record in Book 8210, Page 188. Subject to any matters shown on the plat of record in Book 7900, Page 172, including but not limited to a 30-foot minimum building setback line from Turner Court; a 5-foot minimum building setback line on rear and west side of Lot; a 15-foot minimum building setback line on the east side of Lot; and a 15-foot public utility and drainage easement along the front of Lot.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the 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 herein set out; and we do further covenant and bind ourselves, our heirs, assigns 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 16 day of Sept, 1994.

CHARLES R. KAELIN

PATRICIA L. KAELIN

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles R. Kaelin and wife, Patricia L. Kaelin, the bargainors, to me personally known (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

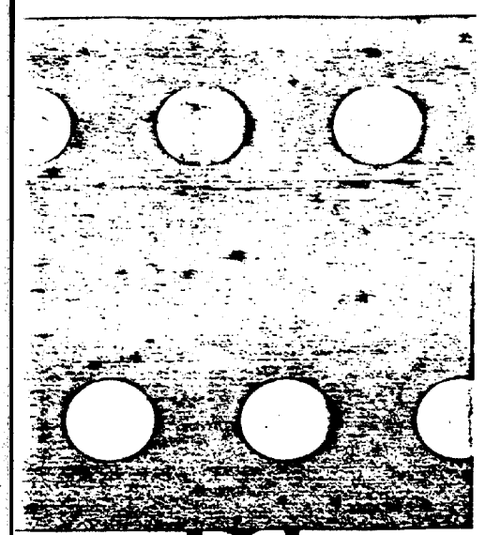
WITNESS my hand and official seal at Lebanon, Tennessee, this 16 day of Sept, 1994.

NOTARY PUBLIC

My Commission Expires: 11-26-94

7551 09/19 0101 03CHECK 564.00





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

RECEIVED OF _____

FOR _____

BOOK **9468** PAGE **423**

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 150000.00
CON TX 555.00
PRFEE 1.00
MTGFEE 8.00
CHECK 564.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/19/94 01 09:43 0001 9551

91921
IDENTIF. ↑ REFERENCE

94 SEP 19 AM 9:44
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 835864