60

This Instrument Prepared By:

Bottorff & Kavin
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

BOOK 9528 PG 966

ADDRESS NEW OWNER:
Todd M. Haylett
9599 Hwy 96 W.
Franklin, TN 37064

SEND TAX BILL:
To Owner

MORTGAGEE:
NationsBank of Tennessee, N.A.
One NationsBank Plaza
Nashville, TN 37219

MAP AND PARCEL:
MAP 178
GROUP
PARCEL 38

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, John H. Dillon, married, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Todd M. Haylett, married, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

See Exhibit A attached hereto.

Being the same property conveyed to John H. Dillon by deed from Wendall L. Sullivan and wife Lisa Sullivan of record in Book 7744, page 761, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 5.20 Acres, Hwy 96 W., Franklin, TN 37064.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1995 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Todd Haylett, his heirs and assigns, forever; and John H. Dillon does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and he does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

NANCY DILLON, spouse of John H. Dillon, joins in this conveyance to transfer all her right, title or interest in subject property.

Witness our hands this the 8th day of November, 1994.

John H. Dillon

Nancy Dillon

IDENTIF. & REFERENCE 11679

94 NOV 28 AM 9:55
FELIA A. ... REGISTER
DAVIDSON COUNTY, TN.

6991 11/28 0101 03CHECK 122.15

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named John H. Dillon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal this the 9th day of November, 1994.

Donna C. Filson
NOTARY PUBLIC

My Commission Expires: 9/26/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Nancy Dillon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal this the 9th day of November, 1994.

Donna C. Filson
NOTARY PUBLIC

My Commission Expires: 9/26/98

STATE OF TENNESSEE)
COUNTY OF MAURY)

The actual value or consideration, whichever is greater, for this transfer is $ 29,500.00.

John H. Dillon
AFFIANT

Subscribed and sworn to before me this 9th day of November, 1994.

Donna C. Filson
NOTARY PUBLIC

My Commission Expires: 9/26/98

EXHIBIT A

A tract of land in the Ninth Civil District of Davidson County, Tennessee, on the west side of Highway No. 96, as shown on an unrecorded map prepared by Barge, Waggoner & Sumner dated June 26, 1970, and being more particularly described as follows:

Beginning at a point on the westerly margin of Highway No. 96, said point being 600.0 feet northwesterly from the intersection of said westerly margin and the northerly line of the property conveyed to Maggie B. Allison as recorded in Book 548, page 242, R.O.D.C.; thence leaving said westerly margin of Highway 96, in a southwesterly direction parallel to the northerly line of Allison's property S 54 deg. 30' W, 880.5 feet to the center of East Fork Creek; thence in a northerly direction, with the meanders of the centerline of said creek N 38 deg. 17' W, 89.1 feet to the southerly margin of Old Harding Pike; thence leaving said East Fork Creek on a northeasterly direction with the said margin of Old harding Pike N 41 deg. 42" E, 2.1 feet to the beginning of a curve; thence with said curve to the left, 333.1 feet to a point, said curve having a chord of N 24 deg. 38' E, 328.2 feet; thence continuing with said margin of Old Harding Pike N 7 Deg. 34' E, 107.8 feet to a point; thence leaving said margin of Old Harding Pike, in an easterly direction N 57 deg. 59' E, 525.0 feet to a point in the westerly margin of Highway No. 96; thence with said westerly margin, in a southeasterly direction with a curve to the left, said curve having a chord of S 35 deg. 36' E, 299.8 feet, a length of 300.0 feet to the point of beginning, containing 5.2 acres, more or less.



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

RECEIVED OF _____

FOR _____

BOOK 9528 PG 969

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 29500.00
CON TX 109.15
PRFEE 1.00
WDEED 12.00
TOTAL ~~122.15~~
CHECK ~~122.15~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/28/94 01 09:56 0001 6991

11679
IDENTIF. & REFERENCE

94 NOV 28 AM 9:55
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 857034