This instrument prepared by:

Joe A. Williams
Attorney at Law
Tullahoma, Tennessee

Property Tax Responsibility:

John C. & Peggy T. Hailey
2906 Berry Hill Drive
Nashville, Tennessee 37204

mail

118-07

Parcel Identification No.: _____

BOOK 9563 PG 240 93

WARRANTY DEED

For and in consideration of the sum of one dollar ($1.00) and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, MARGARET W. STEELE, have bargained and sold and by these presents do hereby transfer and convey unto JOHN C. HAILEY and wife, PEGGY T. HAILEY, their heirs and assigns, a certain tract of land lying and being in Davidson County, Tennessee, and being more particularly described as follows:

> Being part of Lot No. 4 on the Plan of Berry Hill Subdivision, as of record in Book 3300, page 20, Register's Office for said County, and described as follows:
>
> BEGINNING at a point in the easterly margin of Berry Hill Drive, at the common corner of Lots 4 and 5; thence with the margin of said Drive, northerly 28 feet to a point in the easterly margin of the property conveyed to the State of Tennessee by deed of record in Book 4372, page 292; thence with the easterly margin of the property conveyed to the State of Tennessee, northeasterly 63.8 feet to a point in the dividing line between Lots 3 and 4; thence with the line between the said lots, easterly 190.0 feet to a point; thence southerly 68 feet to a point at the common rear corner of Lots 4 and 5; thence with the line between said lots, westerly 240 feet to the point of beginning. **Source of this description:** Provided by Seller and taken from record Book 4579, page 247, Register's Office of Davidson County, Tennessee.
>
> Being the same property conveyed to Elbert M. Steele and wife, Margaret W. Steele, by deed from John Fogaros and wife, Opal Fogaros, of record in the Register's Office of Davidson County, Tennessee, in Book 4579, page 245.
>
> Said Margaret W. Steele became a holder in fee simple of the entire estate in the property upon the death of her husband, Elbert M. Steele, on November 18, 1992.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to the said JOHN C. HAILEY and wife, PEGGY T. HAILEY, their heirs and assigns, in fee simple, forever.

And I do covenant with the said JOHN C. HAILEY and wife, PEGGY T. HAILEY that I am lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey the same, and that said property is free, clear, and unencumbered.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title of said land to the said JOHN C.

JOE A. WILLIAMS
ATTORNEY AT LAW
TULLAHOMA, TENNESSEE
37388

HAILEY and wife, PEGGY T. HAILEY, their heirs and assigns, against all lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I hereunto set my hand this 23rd day of December, 1994.

BOOK 9563 PG 241

Margaret W. Steele
MARGARET W. STEELE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for the County and State aforesaid, MARGARET W. STEELE, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 23rd day of December, 1994.

Joe A. Williams
NOTARY PUBLIC

My commission expires 12-8-97.

I hereby swear or affirm that the actual consideration for this transaction or the value of the property transferred, whichever is greater, is $ 50,000, which amount is equal to or greater than the amount which the property would command at a fair voluntary sale.

John C. Hailey
Affiant

Subscribed and sworn to before me this 30th day of Dec., 1994.

J. Louise Bruce
NOTARY PUBLIC

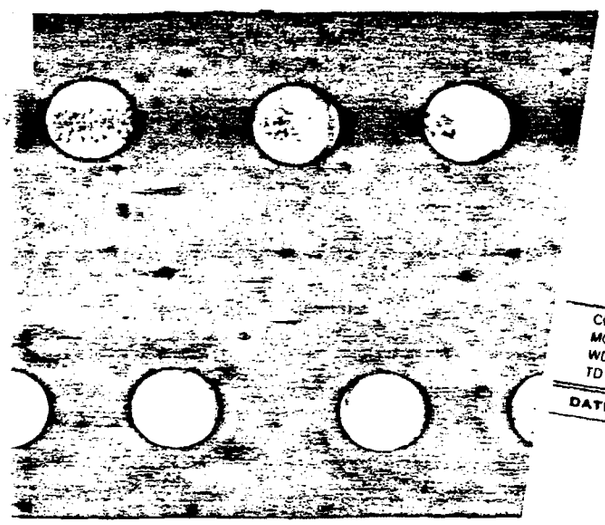
My commission expires 7-26-97.

95 JAN -4 AM 9:44
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

8972 01/04 0101 03CHECK 194.00

22616
IDENTIF. & REFERENCE

JOE A. WILLIAMS
ATTORNEY AT LAW
TULLAHOMA, TENNESSEE
37388



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

RECEIVED Of _____

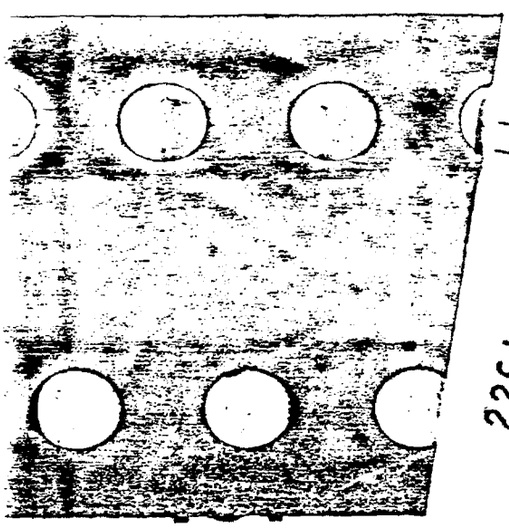
FOR _____

BOOK 9563 PG 242

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
01/04/95	01	CAMT 50000.00 CON TX 185.00 PRFEE 1.00 WDEED 8.00 TOTAL 194.00 CHECK 194.00 09:44 0001 8972		

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



95 JAN -4 AM 9:44
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

22616
IDENTIF. # REFERENCE

No. 868847