WARRANTY DEED

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Johnnie R. Randolph
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF DECEMBER, 1994.

Notary Public

MY COMMISSION EXPIRES:

RICHARD E. LEDGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 1997

THIS INSTRUMENT PREPARED BY:
Harold E. Collins, Attorney
4800 Charlotte Ave., Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARC.
Johnnie R. Randolph and John R. Robinson	Same	Map 70-13
2112 Cliff Dr.		Parc. 111
Nashville, TN 37218		

FOR AND IN CONSIDERATION OF THE SUM OF FIFTY FIVE THOUSAND ($55,000.00) DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **HARDING B. SHEETS** AND WIFE **ALMA SHEETS** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHNNIE R. RANDOLPH** AND **JOHN R. ROBINSON**, AS TENANTS IN COMMON, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 6th, formerly the 9th Civil District of Davidson County, Tennessee, being a lot at Bordeaux, on the north side of the Cumberland River, described as follows:

BEGINNING at the southeasterly margin of Cliff Drive, 765 feet, more or less, north of the center of Bridge Avenue or Hydes Ferry Pike, being St. Charles, northwest corner; running thence with the easterly margin of said Drive, north 32 deg. east 55 feet; thence south 58 deg. east 275 feet, more or less, to low water mark of Cumberland River; thence southwesterly, down said river at low water mark, 55 feet, more or less; thence north 58 deg. west 275 feet to the beginning.

BEING the same property conveyed to Harding B. Sheets and wife Alma Sheets by deed from L. Maye Wall St. Charles of record in Book 2452, Page 201 R.O.D.C. Tennessee.

The above description is the same as in the previous deed of record.

Burneta Sheets Johnson Neeley joins in this conveyance for the express purpose of conveying any and all right, title and interest she has in and to the above described property by virtue of being an heir at law and devisee under the unprobated Will (Davidson County Probate Court #94UP-123) of Maye Wall St. Charles, the other sole heir and devisee being Harding Byrnes Sheets.

2112 Cliff Drive Nashville, Tennessee
(House Number) (Street) (City) (State) (Zip)

TO HAVE AND TO HOLD the 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 right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs 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 30th day of December, 1994.

Harding B. Sheets
HARDING B. SHEETS - Seller

Alma Sheets
ALMA SHEETS - Seller

Burneta Sheets Johnson Neeley
BURNETA SHEETS JOHNSON NEELEY - Seller

BOOK 9563 PG 482

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Harding B. Sheets** and wife, **Alma Sheets**, and **Burneta Sheets Johnson Neeley**, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of December, 1994.

Richard R. Hedgepath
NOTARY PUBLIC

RICHARD R. HEDGEPATH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires:

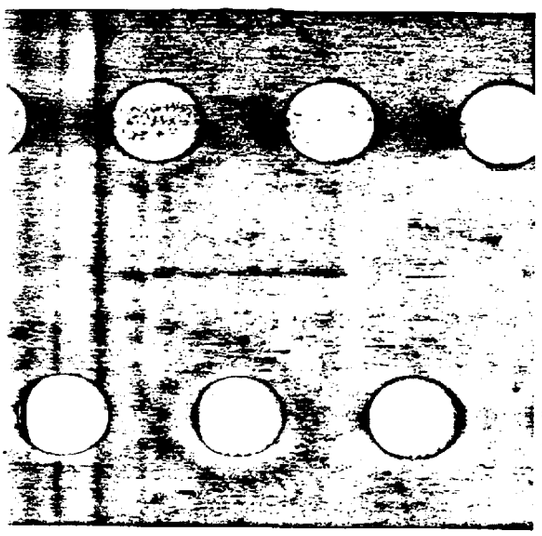
My Commission Expires NOV. 22, 1997

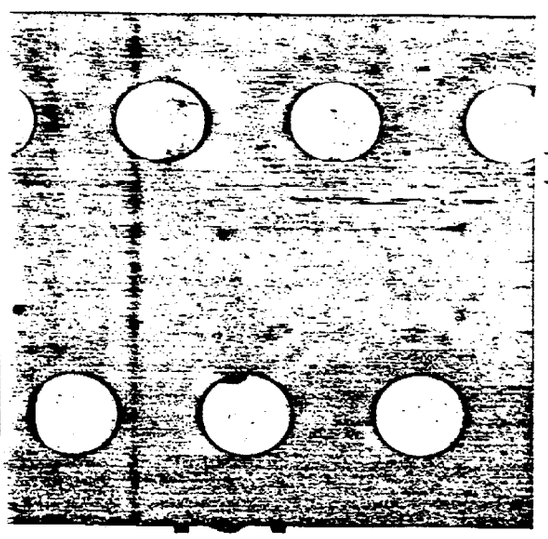
22703
IDENTIF. + REFERENCE

95 JAN -4 PM 12:32
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

9963 01/04 0101 03CHECK 212.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9563PG483

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	55000.00
CON TX	203.50
PRFEE	1.00
WDEED	8.00
TOTAL	212.50
CHECK	212.50

01/04/95 01 12:31 0001 9063

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22703 IDENTIF. # REFERENCE

95 JAN -4 PM 12:32
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 868935