BOOK 9575 PG 327

Box 19 (1) AHM

334476

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MDS)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James I. Evans 725 General Kershaw Drive Old Hickory, TN 37138	SAME	54-12-2

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, MARTHA B. FLOWERS ("Grantor") has bargained and sold, and by these presents does transfer and convey unto JAMES I. EVANS AND WIFE, JANET E. EVANS ("Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described in Exhibit A attached hereto.

Said property is conveyed subject to the following matters:

1. Taxes for 1995, a lien, but not yet due and payable.

2. Any and all easements for all roadways, public utilities and anchor easements, if any.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantor further covenants and binds herself and her heirs and representatives to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

WITNESS our hands this 19 day of January, 1995.

Martha B. Flowers
Martha B. Flowers

40000
IDENTIFICATION REFERENCE
26885
95 JAN 20 PM 1:00

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STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Martha B. Flowers, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 19th day of January, 1995.

Notary Public

My Commission Expires:

2/9/98

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $320,000.00.

James V. Evans
Affiant

Sworn to and subscribed before me this 19th day of January, 1995.

Notary Public

My Commission Expires:

2/9/98

EXHIBIT A

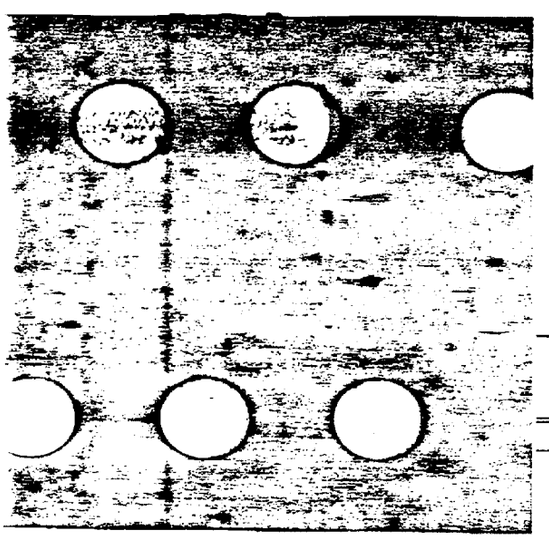
A tract of land lying partly in the First and Fourth Civil District of Wilson and Davidson Counties, Tennessee, and more particularly described as follows:

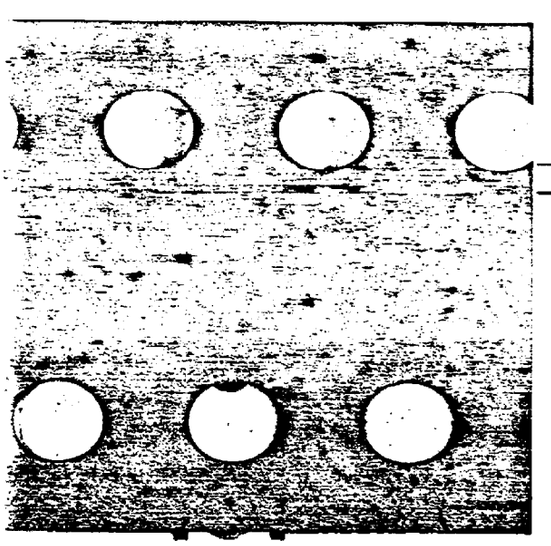
Beginning at an iron pin set in the Government Take Line of Old Hickory Lake, being the northeast corner of a tract of land conveyed to Hoover Motor Express Company of record in Book 2908, page 18, Register's Office for Davidson County, Tennessee; thence along the easterly boundary of said Hoover Tract, south 12 deg. 30' west 263.5 feet to an iron pin set in the northerly margin of General Kershaw Drive; thence on a 40 foot radius in an easterly direction along said Drive, 64.4 feet to an iron pin; thence in a northeasterly direction 208 feet, more or less, to an iron pin set in the said Government Take Line; thence along said Government Take Line, north 2 deg. 10' east 20 feet to an iron pin; thence continuing along the said Government Take Line, north 44 deg. 02' west 154.7 feet to the point of beginning.

Being the same property conveyed to Martha B. Flowers by deed from Thomas P. Vardell and wife, Josephine K. Vardell, of record in Book 3278, page 327, Register's Office in Davidson County, Tennessee, and of record in Book 158, page 431, Register's Office for Wilson County, Tennessee.

3825 01/20 3101 03CHECK 1197

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





RECEIVED OF _____

FOR _____

BOOK 9575 PG 330

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 320000.00
CON TX 1184.00
PRFEE 1.00
WDEED 12.00
TOTAL 1197.00
CHECK 1197.00

01/20/95 01 13:07 0001 3825

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26885
IDENTIFICATION REFERENCE

95 JAN 20 PM 1:0[illegible]
REGISTER
DAVIDSON COUNTY, TN.

No. 873638