216

THIS INSTRUMENT PREPARED BY:
Mary Paty Lynn Jetton
MANIER, HEROD, HOLLABAUGH & SMITH
2200 First Union Tower
150 Fourth Avenue North
Nashville, Tennessee 37219-2494

BK 9585 PG 465

New Owner:	Tax Bills To:	Map/Parcel No:
Ernie Gendron Jennifer Gendron 1221 Old Hickory Blvd. Brentwood, TN 37027	Same	Map 159 Parcel 128

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $200,000.

Frank E. Neal

Sworn to and subscribed before me this 1st day of February, 1995.

Notary Public

My Commission Expires: 3/22/97

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Thousand Dollars ($200,000), the receipt and sufficiency of which are hereby acknowledged, Frank E. Neal and wife, Shirley P. Neal (collectively "Grantor"), have bargained and sold, and do hereby bargain, sell, transfer, and convey unto Ernie Gendron and wife, Jennifer Gendron (collectively "Grantee"), their heirs, successors, and assigns, the following described parcel of land:

TRACT I: A tract of parcel of land lying wholly within the Seventh Civil District, Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin at the point of interception of the west margin of a public road and the south margin of Old Hickory Boulevard; thence with the west margin of said public road south 35 degrees 30 min. West 15.6 feet to an iron pin; thence North 51 degrees 30 min. W26.4 feet to the south margin of Old Hickory Boulevard; thence with said margin, South 81 degrees 15 minutes East 30 feet to the point of beginning and contains 0.01 acres, more or less.

TRACT II: A tract or parcel of land lying wholly within the Seventh Civil District, Davidson County, Tennessee described as follows:

BEGINNING at an iron pin the point of interception of the south margin of Old Hickory Boulevard, and the east margin of a public road (High Lee Drive); thence with said south margin of Old Hickory Boulevard, North 81 degrees, 51 min. West 30.5 feet and South 77 degrees, 45 min. East 200.0 feet to an iron pin; thence South 28 degrees, 30 min. West 149.0 feet to an iron pin and South 35 degrees 30 min. West 335.6 feet to an iron pin; thence North 51 degrees 30 min. West 226.45 feet to the east margin of a public road (High Lee Drive); thence with said east margin, North 35 degrees 30 min. East 372.6 feet to a point of beginning and containing 1.99 acres, more or less.

BEING the same property conveyed to Frank E. Neal and wife, Shirley P. Neal by Trustee's Deed dated November 29, 1994, from Mary Paty Lynn Jetton, Trustee, of record at Book 9579, Page 374, Register's Office of Davidson County, Tennessee.

The legal description and state of the title have been furnished to the draftsman from the record. The draftsman assumes no liability as to the accuracy thereof. The legal description stated above has been taken from the prior deed conveying this property to Grantor.

This is improved property known as 1221 Old Hickory Boulevard, Brentwood, Tennessee, 37027.

TO HAVE AND TO HOLD the said parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, their heirs, successors, and assigns, in fee simple forever.

GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered (except for matters shown on Plat recorded in Book 8250, Page 64, and a lien for 1995 property taxes not yet due and payable), and binds itself, its successors, and assigns, and representatives to forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

Whenever 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 my hand this 1st day of February, 1995.

Frank E. Neal

Shirley P. Neal

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Frank E. Neal and wife, Shirley P. Neal, the within named 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 seal at office in Nashville, Tennessee, this 13th day of February, 1995.

Notary Public

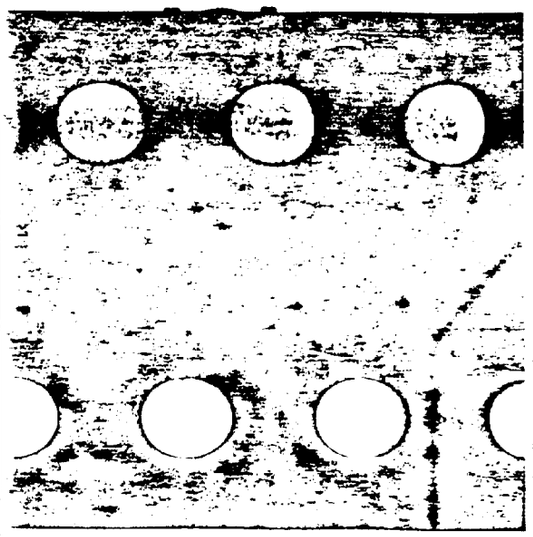
My Commission Expires: 3/22/97

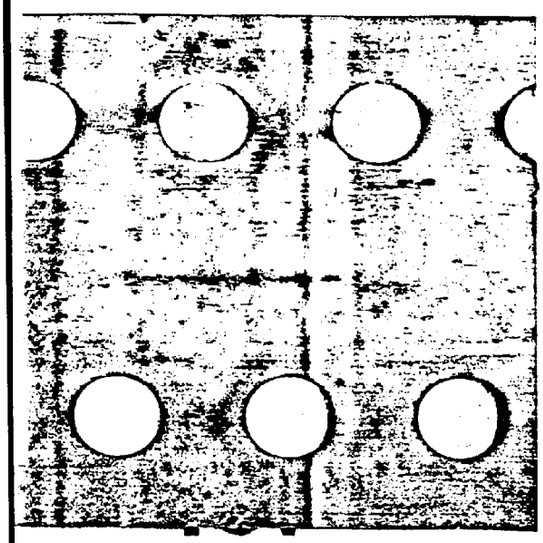
7668 02/01 0101 03CHECK 753.00

30429

IDENTIFICATION REFERENCE

RECEIVED - 1 FEB 3:32





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9585 PG 468

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	
				200000.00
			CON TX	740.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	753.00
			CHECK	753.00
02/01/95	01		15:34 0001	7668

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30429
IDENTIF. & REFERENCE

95 FEB -1 PM 3:32
REGISTER
DAVIDSON COUNTY, TN.

No. 877427