BOOK 9594 PG 367 22

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF February, 19 95

Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THOMAS D. WETZEL (NAME)	SAME (NAME)	114-0-4 (PART)
1266 Spring Valley (ADDRESS)	(ADDRESS)	114-272 (PART)
Pegram, TN 37143 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	08D-37500

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, EDITH SPENCE, A WIDOW

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS D. WETZEL AND WIFE, J. DENISE WETZEL

HEREINAFTER CALLED THE GRANTEES, THEIR 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 FOR LEGAL DESCRIPTION.

BEING part of the same property conveyed to Edith Spence from John M. Spence and wife, Edith Spence, by deed of record in Deed Book 5120, page 766, in the Register's Office for Davidson County, Tennessee; AND

BEING part of the property conveyed to Edith Spence from Janice Faye Saint and John Michael Spence, Jr., by Quitclaim Deed to be recorded simultaneously herewith.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: Survey dated February 3, 1995, made by:
Randolph L. Chapdelaine, License No. 1444
Chapdelaine & Associates
A. C. Projects, Inc.
5106 Old Harding Road
Franklin, TN 37064

33864
IDENTIF. # REFERENCE

95 FEB 13 PM 2:34
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved (X)
This is improved ( ) property, known as 7662 OLD CHARLOTTE PIKE, NASHVILLE, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 my hand this 13th day of February 19 95

Edith Spence
EDITH SPENCE

BOOK 9594 PG 368

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 EDITH SPENCE, A WIDOW

the 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 and official seal at NASHVILLE _____, Tennessee, this 13th day of February 1995

Commission expires July 26, 1997

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who, upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

BEING A TRACT OF LAND SHOWN ON PROPERTY MAP 114, ASSESSOR'S OFFICE, BOUNDED IN GENERAL BY A 5 ACRE SPENCE TRACT ON THE SOUTH, SPENCE AND HAZEL DERRYBERRY AND WILLIAM SULLIVAN ON THE WEST; WILLIAM SULLIVAN ON THE NORTH; AND ALTON FISK ON THE EAST, AND LYING OFF THE NORTH SIDE OF OLD CHARLOTTE PIKE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP SET AT A ROCK WALL ON THE NORTH SIDE OF OLD CHARLOTTE PIKE (SAID CAP BEING LOCATED 25 ft. FROM THE CENTERLINE OF THE PIKE), AND SAID CAP BEING THE SOUTHEAST CORNER OF HAZEL DERRYBERRY (REF. DEED BOOK 3279 PAGE 575, R.O.D.C.); THENCE LEAVING SAID ROAD AND WITH THE CENTER OF THE ROCK WALL, RUNNING WITH DERRYBERRY'S EAST LINE, N 04 deg. 42 min. 54 sec. E 102.98 ft. TO AN IRON PIN SET AT THE END OF THE ROCK WALL AT A FENCE CORNER; THENCE CONTINUING WITH DERRYBERRY AND THE FENCE FOR THE FOLLOWING 5 CALLS:

N 39 deg. 10 min. 06 sec. E 109.85 ft. TO AN IRON PIN SET; N 16 deg. 23 min. 16 sec. E 111.15 ft. TO AN IRON PIN SET; N 05 deg. 19 min. 06 sec. W 150.33 ft. TO AN IRON PIN SET; N 01 deg. 31 min. 05 sec. E 89.40 ft. TO AN IRON PIN SET; N 15 deg. 22 min. 41 sec. W 147.70 ft. TO AN IRON PIN SET; THENCE LEAVING DERRYBERRY AND THE FENCE, S 57 deg. 51 min. 02 sec. E 48.43 ft. TO AN IRON PIN SET IN THE CENTER OF A GRAVEL DRIVEWAY, SAID PIN BEING LOCATED IN THE NORTH LINE OF A 5 ACRE SPENCE TRACT, AND SAID PIN BEING THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT;

THENCE LEAVING THIS TRUE POINT OF BEGINNING AND THE DRIVEWAY, AND CLIMBING THE HILL WITH 2 NEW LINES, N 32 deg. 51 min. 49 sec. W 536.04 ft. TO AN IRON PIN SET, AND N 12 deg. 29 min. 34 sec. W 325.32 ft. TO AN IRON PIN SET IN HAZEL DERRYBERRY'S EAST FENCE LINE; THENCE RUNNING WITH DERRYBERRY AND THE ANCIENT FENCE FOR THE FOLLOWING 3 CALLS:

N 12 deg. 18 min. 30 sec. E 523.32 ft. TO AN IRON PIN SET; N 09 deg. 06 min. 36 sec. E 194.58 ft. TO AN IRON PIN SET; AND N 09 deg. 25 min. 20 sec. E 524.94 ft. TO AN IRON PIN SET AT AN 18 in. WHITE OAK ON TOP OF A RIDGE, SAID PIN BEING A COMMON CORNER BETWEEN DERRYBERRY AND WILLIAM F. SULLIVAN (REF. DEED BOOK 2345 PAGE 251, R.O.D.C.); THENCE LEAVING DERRYBERRY AND RUNNING WITH SULLIVAN AND THE FENCE FOR THE FOLLOWING 8 CALLS:

N 09 deg. 33 min. 03 sec. E 395.18 ft. TO AN IRON PIN SET; N 04 deg. 47 min. 32 sec. E 225.63 ft. TO AN IRON PIN SET; N 07 deg. 04 min. 37 sec. E 245.01 ft. TO AN IRON PIN SET AT A 24 in. MAPLE FENCE CORNER; S 84 deg. 37 min. 42 sec. E 331.10 ft. TO AN IRON PIN SET; S 73 deg. 31 min. 18 sec. E 136.89 ft. TO AN IRON PIN SET AT A 24 in. RED OAK; S 70 deg. 56 min. 26 sec. E 115.09 ft. TO AN IRON PIN SET; S 76 deg. 31 min. 12 sec. E 181.05 ft. TO AN IRON PIN SET AT A WOOD POST; N 68 deg. 31 min. 41 sec. E 26.14 ft. TO AN IRON PIN SET AT A 40 in. BLAZED BEECH, SAID PIN BEING THE COMMON CORNER BETWEEN RONALD WATSON FULLER (REF. DEED BOOK 4812 PAGE 93, R.O.D.C.) AND ALTON LEE FISK (REF. DEED BOOK 4918 PAGE 890, R.O.D.C.);

THENCE LEAVING SULLIVAN AND WITH FISK'S WEST LINE, RUNNING GENERALLY WITH THE REMNANTS OF AN ANCIENT FENCE, FOR THE FOLLOWING 7 CALLS: S 10 deg. 09 min. 36 sec. W 387.76 ft. TO AN IRON PIN SET ON TOP OF A RIDGE WITH A 15 in. BLAZED HICKORY POINTER; S 07 deg. 58 min. 49 sec. W 487.15 ft. TO AN IRON PIN SET AT AN 8 in. HICKORY ON THE SOUTH SIDE OF, AND ABOVE, A HOLLOW; S 09 deg. 18 min. 50 sec. W 361.78 ft. TO AN IRON PIN SET AT A 4 in. HICKORY; S 08 deg. 01 min. 30 sec. W, PASSING THE CENTER OF A RIDGE AT APPROXIMATELY 300 ft., IN ALL 402.79 ft. TO AN IRON PIN SET; S 08 deg. 36 min. 17 sec. W 214.48 ft. TO AN IRON PIN SET AT A 6 in. RED OAK STUMP; S 07 deg. 44 min. 40 sec. W 401.13 ft. TO AN IRON PIN SET; S 08 deg. 40 min. 47 sec. W 246.27 ft. TO AN IRON PIN SET AT THE NORTHEAST CORNER OF THE AFOREMENTIONED 5 ACRE SPENCE TRACT; THENCE LEAVING FISK AND WITH 2 NEW LINES, S 53 deg. 33 min. 39 sec. W 408.17 ft. TO AN IRON PIN SET SOUTH OF A STORAGE BARN; THENCE N 80 deg. 05 min. 22 sec. W 50.00 ft. TO THE TRUE POINT OF BEGINNING, CONTAINING 46.22 ACRES, MORE OR LESS, AND BEING THE REMAINDER OF THE JOHN M. SPENCE PROPERTY DESCRIBED IN DEED BOOK 1536 PAGE 451; AND BEING THE REMAINDER OF THE EDITH SPENCE PROPERTY DESCRIBED IN DEED BOOK 5120 PAGE 766, REGISTER'S OFFICE, ACCORDING TO A SURVEY DATED 2/3/95 BY RANDOLPH L. CHAPDELAINE, R.L.S. #1444, 5106 OLD HARDING ROAD, FRANKLIN, TENNESSEE 37064.

TW
JDW

CONTINUATION OF LEGAL DESCRIPTION ATTACHED

THE ABOVE-DESCRIBED TRACT IS SUBJECT TO A 25 ft. ELECTRIC EASEMENT, LOCATED NEAR ITS SOUTH SIDE, WHICH EASEMENT SERVES THE NASHVILLE ELECTRIC SERVICE.

E A S E M E N T

INCLUDED WITH THE ABOVE-DESCRIBED TRACT IS A 12 ft. INGRESS-EGRESS AND UTILITY EASEMENT WHICH RUNS FROM OLD CHARLOTTE PIKE, THROUGH THE CENTER OF THE ADJOINING 5 ACRE SPENCE TRACT LYING TO THE SOUTH, TO THE SOUTH SIDE OF THE ABOVE-DESCRIBED TRACT, WHICH EASEMENT CENTERLINE IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP ON THE NORTH SIDE OF OLD CHARLOTTE PIKE (SAID CAP BEING LOCATED 25 ft. FROM THE CENTERLINE OF THE ROAD), SAID CAP BEING THE SOUTHEAST CORNER OF HAZEL DERRYBERRY; THENCE LEAVING DERRYBERRY AND WITH A CHORD OF THE ROAD, S 84 deg. 43 min. 05 sec. E 15.96 ft. TO POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THE HEREIN-DESCRIBED EASEMENT;

THENCE LEAVING OLD CHARLOTTE PIKE AND WITH THE CENTER OF SAID EASEMENT FOR THE FOLLOWING 10 CALLS: N 00 deg. 12 min. 39 sec. W 84.07 ft. TO A POINT; N 28 deg. 40 min. 23 sec. E 29.43 ft. TO A POINT; N 47 deg. 40 min. 42 sec. E 101.35 ft. TO A POINT; N 31 deg. 35 min. 02 sec. E 49.07 ft. TO A POINT; N 11 deg. 06 min. 35 sec. E 45.09 ft. TO A POINT; N 00 deg. 24 min. 00 sec. E 54.44 ft. TO A POINT; N 07 deg. 37 min. 40 sec. W 121.27 ft. TO A POINT; N 05 deg. 32 min. 39 sec. W 79.42 ft. TO A POINT; N 06 deg. 46 min. 55 sec. W 80.91 ft. TO A POINT; AND N 07 deg. 03 min. 32 sec. W 53.81 ft. TO AN IRON PIN SET IN THE CENTER OF A GRAVEL DRIVEWAY.

Grantor and Grantees, their successors and assigns, hereby covenant and agree to be jointly responsible for the maintenance of the above referenced easement. Both parties shall be jointly and equally responsible for the upkeep, maintenance, repair and resurfacing of said easement and shall equally contribute to the costs according to the use thereof. However, the parties herein shall be solely responsible for repairs to the easement area necessitated by their own acts of omission, or of their respective licensees, invitees, and those of similar kind and character.

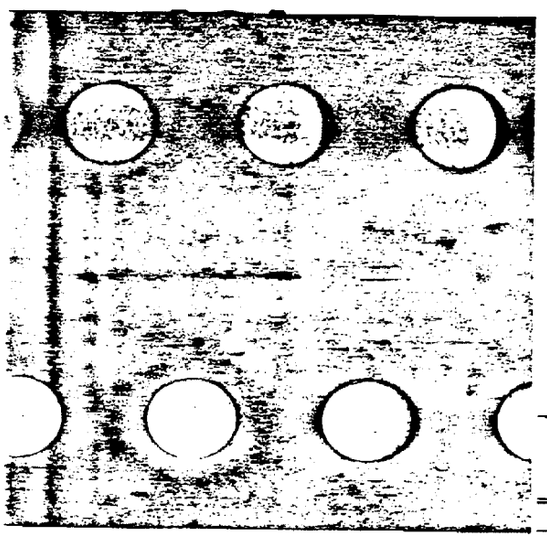
All provisions herein set forth, including the benefits and burdens, run with the land and are binding upon and inure to the benefit of the heirs, assigns and successors of the respective parties.

Edith Spence
EDITH SPENCE

THOMAS D. WETZEL

J. DENISE WETZEL

1418 02/13 0101 03CHECK 255.65



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

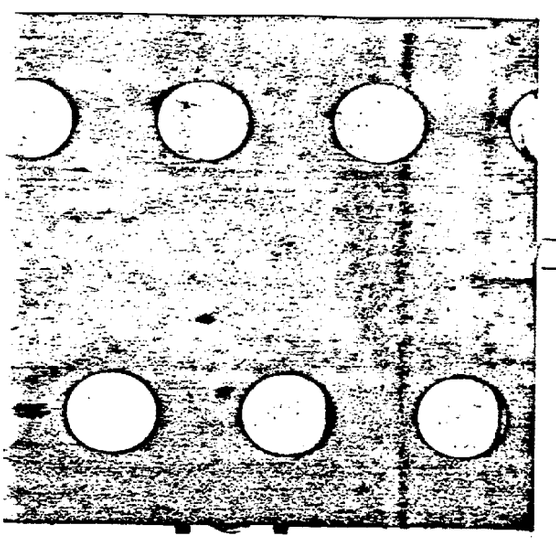
RECEIVED OF _____

FOR _____

BOOK 9594 PG 371

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 64500.00
CON TX 238.65
PRFEE 1.00
WDEED 16.00
TOTAL 255.65
CHECK 255.65

02/13/95 01 02:33 0001 1418

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33864
IDENTIF. # REFERENCE

95 FEB 13 PM 2:34

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 881133