BOOK 9605 PG 76

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED
424 CHURCH STREET, SUITE 1750
NASHVILLE, TN 37219

FILE IN BOX #33B
MAP 46
PARCEL 32

#1086

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $245,000.00.

Gloria P. Williams
Affiant

Subscribed and sworn to before me this the 24th day of February, 1995.

My Commission Expires: 3/23/96

Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:
Clifton and Gloria Williams
(Name)
4898 Bull Run Road
(Street Address)
Ashland City, TN 37015

SEND TAX BILLS TO: ~~MORTGAGEE~~:
SAME
(Name)
(Street Address)

5441 02/28 0101 03CHECK 545.50

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee(s)", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **NANCY C.W. RHODA**, hereinafter called the "Grantor(s)", has bargained and sold, and by these presents does transfer and convey all her rights, title and interest unto **CLIFTON C. WILLIAMS AND WIFE, GLORIA P. WILLIAMS**, hereinafter called the "Grantee(s)", **their** heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee(s)", their heirs and assigns forever; and "Grantor(s)" does covenant with the said "Grantee(s)" that she is 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 "Grantor(s)" does further covenant and bind herself, her heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee(s)", their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor(s)" has caused her name to be affixed hereto on this 24th day of February, 1995.

Nancy C.W. Rhoda
NANCY C.W. RHODA

*

*Husband of Grantor, who signs this instrument for the purpose of conveying any marital rights he may have, if any.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, Notary Public, NANCY C.W. RHODA, 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 ~~25th~~ 24th day ~~of~~ February, 1995.

Notary Public

My Commission Expires: 3/23/96

SUSAN CALVERT-ROSENBERGER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

95 FEB 28 PM 3:08

DAVIDSON COUNTY, TN.

37539

IDENTIFICATION REFERENCE

williams.wd

EXHIBIT "A"

TWO tracts of land lying in the 25th Civil District of Davidson County, Tennessee, being more particularly described as follows:

TRACT NO. I:

BEGINNING at a poplar stump in a hollow in Simpkins' West boundary line; thence, with said line, North 3-3/4° East 181 poles to an elm, the southeast corner of a tract conveyed to J. L. Young to J. J. Rucker of record in Book 162, page 176, Register's Office for Davidson County, Tennessee; thence with said Rucker's South boundary line, North 88° West 52 poles to a hickory and black oak; thence South 5° West 130 poles to a poplar; thence South 18-1/2° East 20 poles to a plum tree near the corner of the garden; thence South 34° East 26 poles to a point in the Bull Run Road; thence, South 60° East 12 poles to a stake; thence South 64° East 21 poles to the beginning, containing 60.8 acres, more or less.

TRACT NO. II:

BEGINNING at a poplar stump on the waters of Bull Run Creek in a hollow in the West boundary of Simpkins land, the southeast corner of the Home Tract (Tract I herein described) thence with said Simpkins line, South 3-3/4° West 62 poles to a tan oak, black oak and gum; thence North 35° West 100 poles to a white oak; thence North 3-3/4° East 165 poles to two hickories in the South boundary of J. J. Rucker's land and with same South 88° East 16 poles to a hickory and black oak, the northwest corner of the Home Tract; thence with its West boundary South 5° West 130 poles to a poplar; thence South 18-1/2° East 20 poles to a plum tree near the corner of the garden; thence South 34° East 26 poles 64° East 21 poles to the beginning, containing 30.4 acres, more or less.

BEING the same property conveyed to Nancy C. Warnecke N/K/A Nancy C. W. Rhoda, by Deed of Record in Book 5536, page 106, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

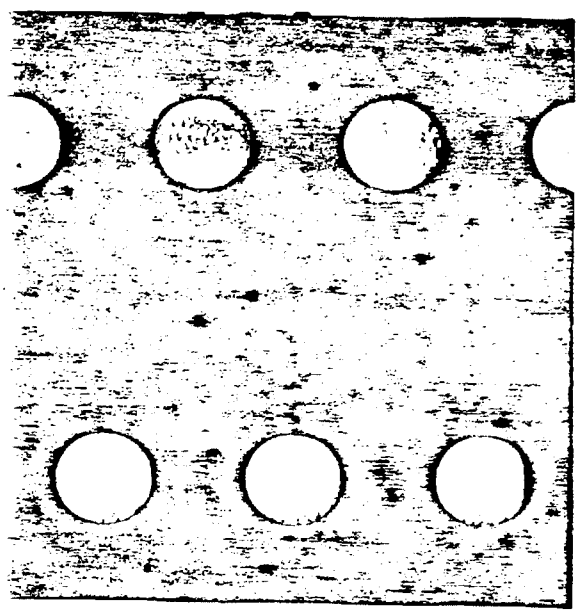
Personally appeared before me, the undersigned, Notary Public, Richard Rhoda, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

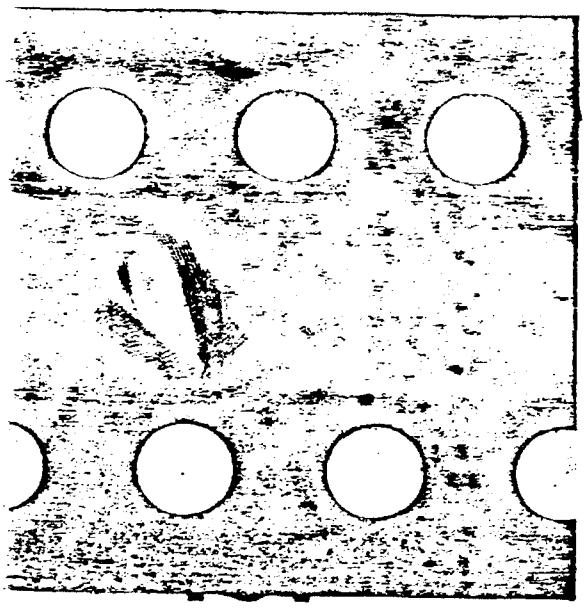
WITNESS my hand, at office, this 24th day of February, 1995.

Notary Public

My Commission Expires:

GARRY CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9605 PG 78

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
145000.00
CON TX 536.50
PRFEE 1.00
WDEED 8.00
TOTAL 545.50
CHECK 545.50
02/28/95 01 09:09 0001 5441

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37539
IDENTIF. & REFERENCE

95 FEB 28 AM 9:08

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 885110