This Instrument Prepared By:
CATHERINE C. HERSHEY
Law Offices of
ROBERT L. CALLIS
2745 N. Mt. Juliet Road
P. O. Box 726
Mt. Juliet, TN 37122-0726
(615) 758-5832

MAIL ENV.

ADDRESS NEW OWNER:
JAMES D. CONE
236 Timberway
Nashville, TN 37214

BOOK 9635 PG 316

SEND TAX BILL:
To Owner

MORTGAGEE:
John D. McCormick and Mary Ann Tackett
6247 New Hope Road
Hermitage, TN 37076

MAP AND PARCEL:
DAVIDSON COUNTY:
MAP 87
PARCEL 170
WILSON COUNTY:
MAP 75

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, JOHN D. McCORMICK and MARY ANN TACKETT, hereinafter called the GRANTORS, have this date bargained and sold, and by these presents do hereby bargain, sell, transfer and convey unto JAMES B. CONE, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Wilson and Davidson County, State of Tennessee, described as follows, to wit:

Land in Wilson and Davidson County, Tennessee, being Lot No. 2 on the Plan of Melvin Road Subdivision, as of record in Plat Book 19, Page 865, Register's Office for Wilson County, Tennessee, and Plat Book 8250, Page 165, Register's Office for Davidson County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to John D. McCormick and Mary Ann Tackett by deed from John R. Johnson and wife, Judy G. Johnson, or record in Deed Book 430, Page 714, Register's Office for Wilson County Tennessee, and in Book 8879, Page 188, Register's Office for Davidson County, Tennessee.

This is not now, nor has it ever been, the primary residence of the Grantors.

This is unimproved property known as Lot 2, Melvin Road, Hermitage, TN 37076.

This conveyance is made subject to the following:

1. 1995 County Taxes, which have been prorated and assumed by the Grantee.
2. Setback lines, owners certificate, easements and other encumbrances contained in the Plan of Melvin Road Subdivision of record in Plat Book 19, Page 865, Register's Office for Wilson County, Tennessee, and Plat Book 8250, Page 168, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all the appurtenances, estate, title and interest thereto belonging unto the said JAMES D. CONE, his heirs and assigns, forever; and JOHN D. McCORMICK and MARY ANN TACKETT, do further covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey same, and that same is unencumbered, unless otherwise set out herein; and do further covenant and bind ourselves, and our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 30th day of March, 1995.

JOHN D. McCORMICK

MARY ANN TACKETT

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public in and for said County and State, JOHN D. McCORMICK and MARY ANN TACKETT, with whom I am personally acquainted, and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand, at Office, this 30th day of March, 1995.

NOTARY PUBLIC

My Commission Expires: January 25, 1997

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

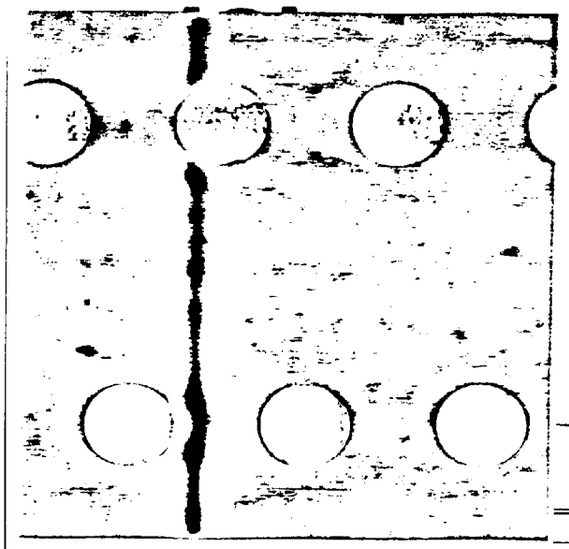
The actual value or consideration, whichever is greater, for this transfer is $ 27,500.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of March, 1995.

NOTARY PUBLIC

My Commission Expires: January 25, 1997



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

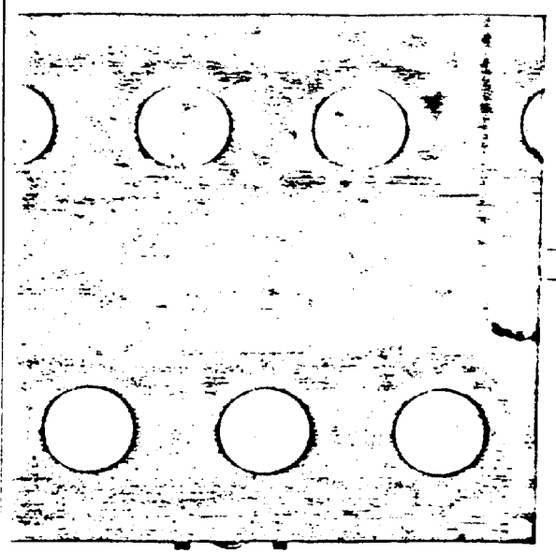
RECEIVED OF _____

FOR _____

BOOK 9635 PG 318

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	27500.00
CON TX	101.75
PRFEE	1.00
MREED	8.00
TOTAL	110.75
CHECK	110.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 3953

47987

IDENTIFICATION REFERENCE

93 FEB -3 PM 2:35

No. 896483