506

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9644 PG 715

ADDRESS NEW OWNER:
James C. McCollum
3300 Murfreesboro Road
Antioch, TN 37013

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 164-00
GROUP
PARCEL 44

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Robert A. Shannon and wife, Johnnie B. Shannon, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James C. McCollum, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 3rd Civil District of Davidson County, Tennessee being part of Lot No. 6 in the division of the lands of Thomas J. Miller, deceased, of record in Book 115, page 324, Register's Office for Davidson County, Tennessee, described as follows:

TRACT 1: Beginning at a point in the northeasterly margin of Murfreesboro Pike; thence along the northeasterly margin of Murfreesboro Pike, North 31 degrees 24 minutes West, a distance of 449.2 feet to a right of way monument; thence North 58 degrees 36 minutes East, a distance of 10 feet; thence still along the northeasterly margin of Murfreesboro Pike, North 31 degrees 24 minutes West, a distance of 237.6 feet to a corner post; thence North 58 degrees 09 minutes East, a distance of 526.2 feet to a post; thence North 46 degrees 56 minutes 09 seconds East, a distance of 526.2 feet to a post; thence North 46 degrees 56 minutes East, a distance of 146.6 feet to a post; thence North 69 degrees 35 minutes East, a distance of 8.5 feet to a post; thence North 20 degrees 26 minutes East, a distance of 189.2 feet to a corner post; thence (North) 73 degrees 57 minutes West, a distance of 130.3 feet to a corner post; thence North 16 degrees 23 minutes West, a distance of 194.0 feet to an 8-inch cedar; thence North 29 degrees 22 minutes West, a distance of 101.6 feet to a post; thence North 63 degrees 01 minutes West, a distance of 130.6 feet to a corner post; thence North 35 degrees 30 minutes East, a distance of 556.5 feet to a corner post; thence South 71 degrees 31 minutes East, a distance of 524.4 feet to a corner post; thence South 5 degrees 14 minutes West, a distance of 1,132.9 feet to a corner post; thence South 51 degrees 50 minutes West, a distance of 274.0 feet to a corner post; thence South 3 degrees 58 minutes West, a distance of 515.3 feet to a corner post; thence North 88 degrees 57 minutes West, a distance of 399.2 feet to a point of beginning, containing 26.9 acres, more or less.

TRACT 2: Beginning on the southeast corner of old

original tract on the center of Mt. View Road, (formerly Old Franklin Pike) at the northeast corner of Sarton Tract and fence line, North 89 1/2 degrees West, 222 feet to a stake in the fence line; thence with the east line of Fred S. Gentry Lot, North 2 degrees East, 495 feet to a stake in the fence line, the south line of Old Johnson Tract, now Gentry Tract; thence with this line, North 51 degrees East, 291 feet to the center of Mt. View Road; thence with the center of same, South 2 degrees West, 690 feet to the beginning, containing 3 acres, more or less.

Being the same property conveyed to Robert A. Shannon by installment Deed from Morris Spear, Perry Moskovitz and Horace Moskovitz, as tenants in common, of record in Book 5387, page 405, Register's Office for Davidson County, Tennessee, the said Robert A. Shannon having conveyed his interest in subject property to Robert A. Shannon and wife, Johnnie B. Shannon, by Quitclaim Deed of record in Book 5942, page 832, said Register's Office.

This is improved property known as 3300 Murfreesboro Road, Antioch, TN 37013.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1995 property taxes which are not yet due and payable.
2. Application for Greenbelt Assessment - Agricultural of record in Book 9050, page 947, as to Tract I and of record in Book 9050, page 948, as to Tract II, said Register's Office.
3. Electrical Permit of record in Book 5719, page 886, said Register's Office.
4. Sewage Soil Absorption Letter, of record in Book 7487, page 158, said Register's Office.
5. Easement to Tennessee Electric Power Company for power line, of record in Book 437, page 19, said Register's Office.
6. Right of Way Easement to Colonial Pipeline Company for pipe line, of record in Book 3615, page 427, said Register's Office.
7. Reservation and agreements contained in deed of record in Book 4245, page 377, in Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James C. McCollum, his heirs and assigns, forever; and we, Robert A. Shannon and wife, Johnnie B. Shannon, do covenant with the said Grantee 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 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 11th day of April, 1995.

Robert A. Shannon

Johnnie B. Shannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Robert A. Shannon and wife, Johnnie B. Shannon, the 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 11th day of April, 1995.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: Nov. 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 550,000.00.

AFFIANT

Subscribed and sworn to before me
this 11th day of April, 1995.

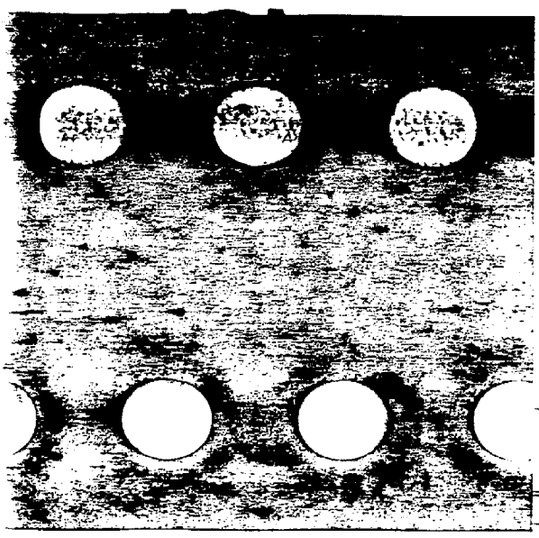
R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: Jan 24, 1996

51215
IDENTIFICATION REFERENCE

95 APR 13 PM 12:34
RECEIVED FOR RECORD
REGISTER
DAVIDSON COUNTY, TN.

9507 7772 0101 03CHECK 2048.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9644 PG 718

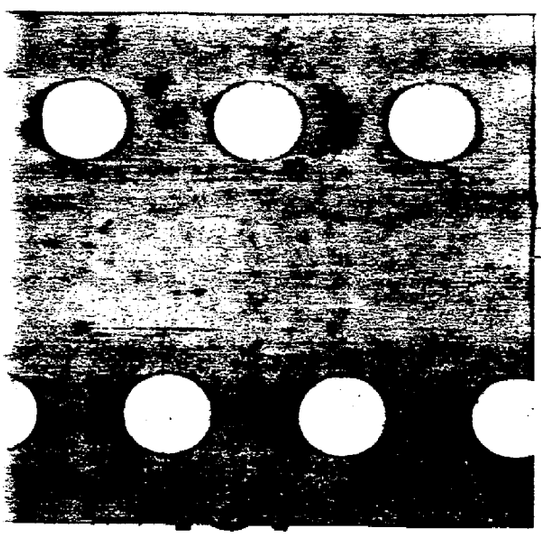
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

	CAMT
	550000.00
CON TX	2035.00
PRFEE	1.00
WDEED	12.00
TOTAL	2048.00
CHECK	2048.00

04/13/95 01 12:34 0001 0507

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



51215
IDENTIF. & REFERENCE

95 APR 13 PM 12:34

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

No. 899992