ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Ellis Jakes	Same	MAP and PARCEL
7440 Whites Creek Road Joelton, TN 37080		15-244

This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
, Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **John M. Goforth and Betty C. Goforth, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Ellis Jakes, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, described as follows:

Beginning at a concrete monument on the easterly margin of Whites Creek Pike, said point of beginning being approximately 50 feet northerly from the northwest corner of the Leo Vincent property of record in Book 3707, Page 433, Register's Office for Davidson County, Tennessee; said point of beginning being the southwestern corner of this tract; thence with the easterly margin of said Whites Creek Pike the following two calls: N 06 degrees 15 minutes 33 seconds W, 87.78 feet to an iron pin; thence N 01 degree 06 minutes 48 seconds E, 28.23 feet to a concrete monument; thence leaving the easterly margin of said Whites Creek Pike and with the southerly line of Lot No. 1 of the William C. Gifford Property of record in Book 5800, Page 32, Register's Office for Davidson County, Tennessee, S 86 degrees 49 minutes 47 seconds E, 183.39 feet to an iron pin; thence S 06 degrees 07 minutes 09 seconds E, 9.04 feet to an iron pin; thence S 84 degrees 03 minutes 56 seconds E, 265.24 feet to a point; thence leaving the line of said lot No. 1, S 26 degrees 22 minutes 33 seconds W, 102.47 feet to an iron pin; thence N 86 degrees 40 minutes 16 seconds W, 394.01 feet to the point of beginning, containing 1.04 acres, more or less.

Being the same property conveyed to John M. Goforth and wife, Betty C. Goforth, by deed from Melvin S. Rippy and wife, Sharon S. Rippy, of record in Book 7650, Page 574, Register's Office for Davidson County, Tennessee.

This is property with a common address of 7440 Whites Creek Road, Joelton, TN 37080.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) Easement of record in Book 6632, Page 551, said Register's office.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $80,000.00

Ellis Jakes
Affiant

Subscribed and sworn before me this 21st day of April, 1995.

Dawn Eubanks
Notary Public

My Commission Expires: 1-24-98

DAWN EUBANKS NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **21st** day of **April, 1995**.

John M. Goforth

Betty C. Goforth

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **John M. Goforth and Betty C. Goforth, husband and wife** , with whom I am personally acquainted, or who 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 official seal at **Nashville,,** Tennessee, this **21st** day of **April, 1995.**

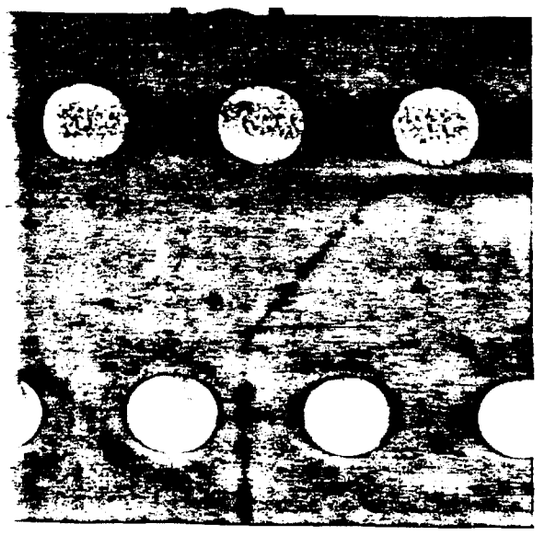
Notary Public
My Commission Expires:

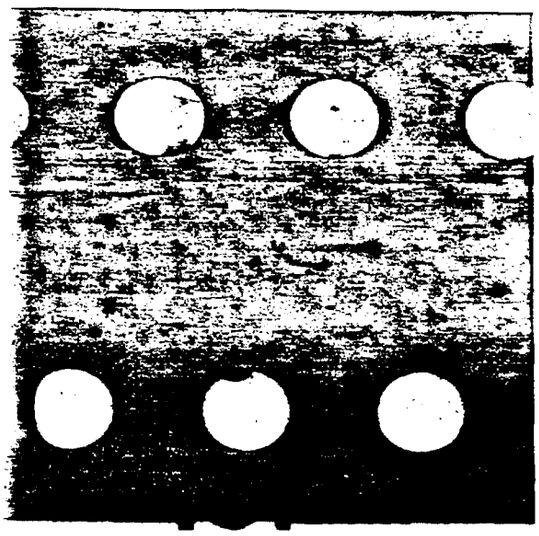
File No. 9504-136

95 APR 25 AM 9:06

6815

4104 04/25 0101 03CHECK 305.00





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

RECEIVED OF _____

FOR _____

BOOK 9653PG469

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 80000.00	
			CON TX 296.00	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 305.00	
			CHECK 305.00	
04/25/95	01		09:05 0001 4104	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54489
IDENTIFICATION REFERENCE

95 APR 25 AM 9:0[illegible]
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 903554