This instrument prepared by: L. Ken Johnson, Atty.
302 Moss Trail Goodlettsville
Tennessee, 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,050.00

BOOK 9667 PG 188

JAMES D. EZZELL

Subscribed and sworn to before me this the 5th day of MAY, 1995.

Notary Public

My comm. exp. 9-27-97

ADDRESS NEW OWNER: JAMES D. EZZELL ET UX
~~[illegible]~~ 1500 Edwin Ave
Goodlettsville, Tn. ~~37072~~ NASHVILLE 37207

SEND TAX BILLS TO: SAME

MAP/PARCEL NO.: P/O 17-54

Mortgagee:
None

WARRANTY DEED

I, EMMETT H. HARRIS, EXECUTOR OF THE ESTATE OF AMY DALE TALLEY, (94P-1663) under the power and direction of the Will of record in Will Book 194, Page 171, Probate Clerk's Office for Davidson County, Tennessee for and in consideration of the sum of Ten ($10.00) dollars and other good and valuable considerations, receipt of which is hereby acknowledged, do transfer and convey unto JAMES D. EZZELL and wife, BETTE C. EZZELL, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as follows:

Land in the 11th Councilmatic District of Davidson County, Tennessee and described according to a survey by Ray G. Cole Registered Land Surveyor No. 924, dated January 23, 1995, as follows:

Tract 5: Beginning at an iron pin set in the easterly margin, 25 feet from the center line of Union Hill Road, the most southwest corner of this tract, and being a corner to Tract 6, this survey; thence, with the margin of said road for the next three calls as follows: thence, with a curve to the left having a radius of 953.37, an arc length of 90.00 feet to a point; thence, with a curve to the right having a radius of 255.94 feet, an arc length of 293.20 feet to a point; thence, S. 84 deg. 07' 15" E. 68.85 feet to an iron pin set in the margin of said Union Hill Road, at the intersection of the westerly margin of Luster Road; thence with said Luster Road for the Next three calls as follows; thence, with a curve to the right having a radius of 21.75 feet, an arc length of 37.18 feet, and a chord of S. 35 deg. 08' 26" E. 32.82 feet to an iron pin set; thence S. 13 deg. 50' 23" W. 170.65 feet to a point; thence, with a curve to the right having a radius of 662.17 feet, an arc length of 245.00 feet, and a chord of S. 24 deg. 26' 28" W. 243.60 feet to an iron pin set in the margin of Luster Road, a corner to tract 6; thence, leaving said road N. 47 deg. 42' 23" W. 327.18 feet to the beginning, containing 2.22 acres more or less.

NO SINGLE OR DOUBLE WIDE MOBILE HOMES PERMITTED AND PROPERTY IS CONVEYED SUBJECT TO ANY RESTRICTIONS AND EASEMENTS APPARENT AND OF RECORD.

ANY HOME MUST HAVE 1500 SQUARE FEET AND TWO STORY HOMES MUST HAVE A MINIMUM OF 2000 SQUARE FEET EXCLUDING GARAGES, CARPORTS AND BREEZEWAY

Being part of the same property conveyed to R. L. Talley (who died 9-1-86, vesting property in surviving spouse) and wife, Amy Ricketts Talley, who is the same person as Amy Dale Talley who died in 1994 by deed of record in Book 1020, page 27, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

L. KENNETH JOHNSON
LAWYER
302 MOSS TRAIL
GOODLETTSVILLE, TN 37072
859-2259

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 D. EZZELL and wife, BETTE C. EZZELL, their heirs and assigns, forever

And I do covenant with the said JAMES D. EZZELL and wife, BETTE C. EZZELL, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And, I, EMMETT H. HARRIS, EXECUTOR do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said JAMES D. EZZELL and wife, BETTE C. EZZELL, their heirs and assigns against the lawful claims of all persons whomsoever.

This is improved property known as SW corner Luster and Union Hill Road, Goodlettsville, Tennessee. 37072

Witness my hand this the 1st day of MAY, 1995.

BOOK 9667 PG 189

Emmett H. Harris
EMMETT H. HARRIS, EXECUTOR
AMY DALE (RICKETTS) TALLEY
ESTATE

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMMETT H. HARRIS, EXECUTOR, AMY DALE TALLEY ESTATE, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.
Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this the 1st day of MAY, 1995.

Lennis P. Johnson
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE LENNIS P. JOHNSON

My comm. exp. 9-27-97

58863

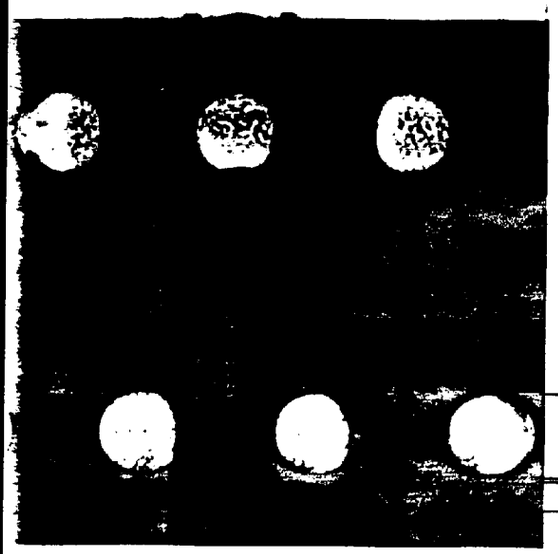
IDENTIF. & REFERENCE

95 MAY -9 AM 9:08

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

8881 05/09 0101 CKCHECK 15.00

L. KENNETH JOHNSON
LAWYER
302 MOSS TRAIL
GOODLETTSVILLE, TN 37072
859-2250



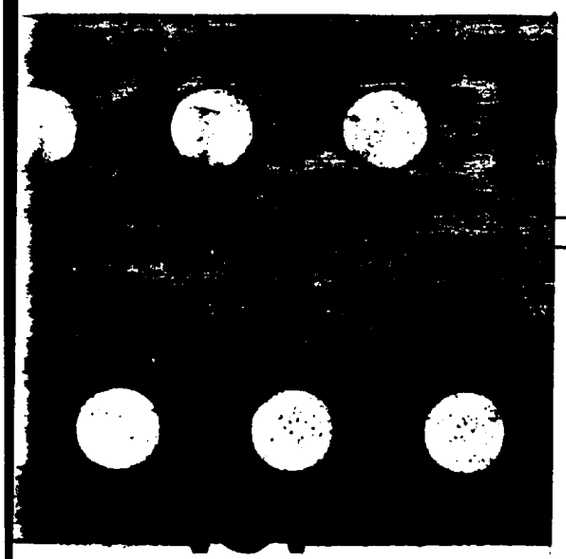
OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9667 PG 190

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	30050.00
CON TX	111.00
PRFEE	1.00
MDEED	8.00
TOTAL	120.00
CHECK	120.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/09/95 01 09:07 0001 8881

58863
IDENTIF. ↑ REFERENCE

95 MAY -9 AM 9:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 908283