THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

BOOK 9668 PG 623

ADDRESS NEW OWNER:

NESTLER WILLIAM BERNARD, JR., AND WIFE, LINDA C. BERNARD
4134 Knipfer Rd
Joelton, TN 37080

SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:

MAP 29, PARCEL 17

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER, IS $20,000.00.

Nestler W. Bernard Jr.
AFFIANT

Subscribed and sworn to me, this the 27 day of APRIL, 1995.

Denise C. Allis
Notary Public

My commission expires: 5-11-96

59416
IDENTIFICATION REFERENCE

95 MAY 10 PM 12:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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 considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, EARCEL ADKINS, EXECUTRIX UNDER THE WILL OF AUGUSTA BOYTE, DECEASED, EARCEL ADKINS AND MILDRED TAYLOR, DEVISEES UNDER THE WILL OF AUGUSTA BOYTE, DECEASED, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said NESTLER WILLIAM BERNARD, JR., AND WIFE, LINDA C. BERNARD, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is ~~un~~improved property known as 4150 KNIPFER ROAD, JOELTON, TN.
B. B.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, WE covenant that THE DEVISEES UNDER THE WILL OF AUGUSTA BOYTE are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES AND OUR heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 27 day of APRIL, 1995.

Earcel Adkins executrix Earcel Adkins devisee

EARCEL ADKINS, EXECUTRIX UNDER THE WILL OF AUGUSTA BOYTE

EARCEL ADKINS, DEVISEE

Mildred Taylor devisee

MILDRED TAYLOR, DEVISEE

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, a Notary Public in and for said County and State, EARCEL ADKINS, with whom I am personally acquainted (or who proved upon satisfactory evidence), and who, upon oath, acknowledged herself to be EXECUTRIX under the Will of Augusta Boyte, and that she as such Executrix, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing her name as such Executrix.

WITNESS my hand and official seal, at office, in Madison, Tennessee, this the 27 day of April, 1995.

Denise C. Allis

Notary Public

My commission expires: 5-11-96

DENISE C. ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EARCEL ADKINS, the within named BARGAINOR, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 27 day of APRIL, 1995.

Denise C. Allis

notary public

My commission expires: 5-11-96

DENISE C. ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EARCEL ADKINS, the within named BARGAINOR, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 27 day of APRIL, 1995.

Denise C. Allis

notary public

My commission expires: 5-11-96

DENISE C. ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

EXHIBIT 'A'

LAND in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, being part of Lot No. 6 on the Plan of Eberlee Lands, not of record, described according to a survey made by John Setters, September 11, 1947, as follows:

BEGINNING in the center of the Knipfer Road, in the northerly line of the property conveyed to Charlie Arrington by Deed from Mrs. Maude Rayner, of record in Book 919, page 397, Register's Office for said County; thence with Arrington's northerly line and a fence, eastwardly 369 feet to a fence, John Kolz's westerly line; thence with said line and a fence, northwardly 614 feet to Eli Jsharick's southerly line; thence with said line and a fence, North 79 deg. west 398 feet to the center of Knipfer Road; thence with the center of said Road, South 12 deg. east 200' continuing with the center of said road, South 5 deg. west 490 feet to the beginning, containing 5.8 acres, more or less.

There is included in the above description but EXPRESSLY EXCLUDED from the herein conveyance three tracts of land, as follows:

TRACT 1: A certain tract of land in the 14th Civil District of Davidson County, Tennessee, as follows:

BEGINNING at a point in the easterly edge of Knipfer Road in the extreme northwest corner of the Boyte Land and running thence south 88 deg. 40' East 200 feet to a point in the north line of the Boyte Land; thence south 5 deg. east 150 feet to an iron pin; thence north 88 deg. 40' west 200 feet to an iron pin in the easterly edge of said Knipfer Road; thence northerly with the easterly edge of Knipfer Road 150 feet to the beginning.

Being the same property conveyed to J.R. Boyte by Warranty Deed from Lawrence Boyte and wife, Augusta Boyte, of record in Book 4301, page 936, Register's Office for Davidson County, Tennessee

TRACT 2: Beginning at a point in the easterly edge of Knipfer Road, same being the southwest corner of a 150 foot lot conveyed to J.R. Boyte on September 30th, 1960; thence leaving said road and running with the south line of said lot, south 88 deg. 40' east 200 feet to a point; thence south 5 deg. east 100 feet to an iron pin; thence north 88 deg. 40' west 200 feet to an iron pin in the easterly edge of said Knipfer Road; thence west 200 feet to an iron pin in the easterly edge of said Knipfer Road 100 feet to the beginning.

Being the same property conveyed to J.R. Boyte by Warranty Deed from Lawrence Boyte and wife, Augusta Boyte, of record in Book 4301, page 940, Register's Office for Davidson County, Tennessee.

TRACT 3: BEGINNING at a point in the easterly edge of Knipfer Road, same being the SW corner of a 100-foot lot conveyed to J.R. Boyte on December 7, 1968, same being of record in Book 4301, page 940, Register's Office for Davidson County, Tennessee; thence, leaving said Road and running with the south line of said lot, S 88 deg. 40' E 200 feet; thence N 5 deg. W 250 feet to an iron pin; thence with a fence, S 79 deg. E 198 feet to an iron pin; thence S 5 deg. E 474 feet to an iron pin, corner of a 220-foot lot being reserved by Grantors; thence with the north line of said reserved lot, N 88 deg. 40' W 369 feet to a point in the east edge of Knipfer Road; thence with the margin of said Knipfer Road, N 5 deg. E 220 feet to the point of beginning.

Being the same property conveyed to J.R. Boyte by Warranty Deed from Lawrence Boyte and wife, Augusta Boyte, of record in Book 4992, page 236, Register's Office for Davidson County, Tennessee.

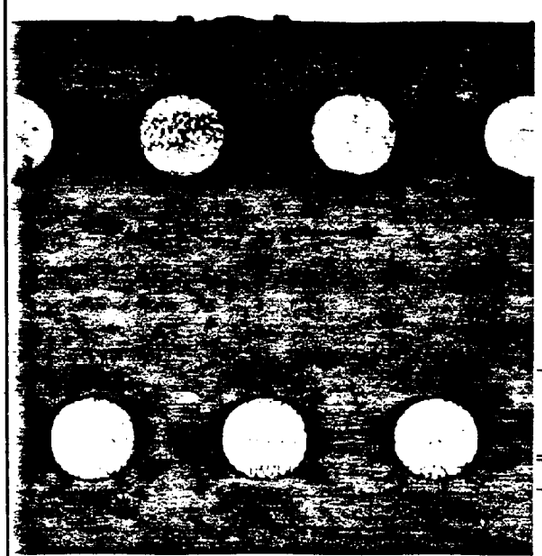
The herein conveyed property BEING a portion of the same property conveyed to Lawrence Boyte and wife, Augusta Boyte, by Warranty Deed from Jess Raymer and wife, of record in Book 2345, page 357, Register's Office for Davidson County, Tennessee, the said Lawrence Boyte having since died, the property vested by operation of law in his widow, Augusta Boyte. Augusta Boyte subsequently conveyed all of her interest in and the above property on April 13, 1991, to her daughters, Earcel Augusta Adkins and Mildred L. Taylor, by Quitclaim Deed of record in Book 8334, page 875, said Register's Office. Earcel Augusta Adkins and Mildred Louise Taylor subsequently conveyed all of their interest in and to the property on

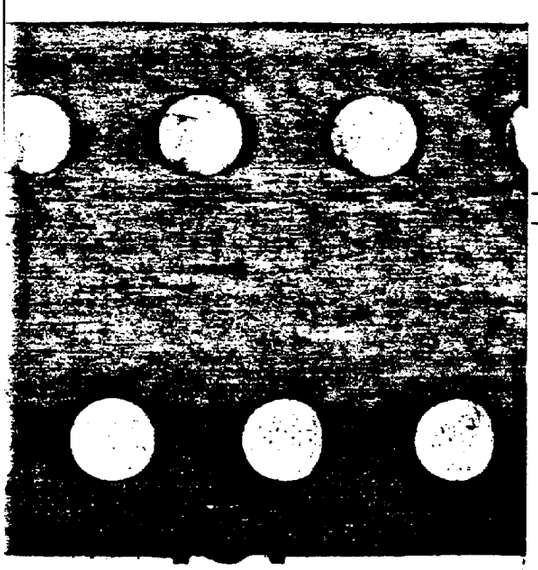
May 13, 1991, back to Augusta Boyte by Quitclaim Deed of record in Book 8350, page 700, said Register's Office. The said Augusta Boyte died on December 5, 1994, testate, and by the terms of her Last Will and Testament, filed in the Probate Court for Davidson County, Tennessee, Docket No. 95673, and of record in Will Book 197, page 397, the property vests in her daughters, Mildred Taylor and Earcel Adkins, the devisees under said Will. By Order dated April 20, 1995, and recorded in Book 9668, page 629, said Register's Office, Earcel Adkins, the Executrix under the Will of Augusta Boyte, is authorized to convey said property on behalf of said devisees.

EXHIBIT 'B'

1. Real property taxes for 1995 and all future years.

9505 05/10 0101 03CHECK 91.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9668 PG 632

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
			MAMT 20000.00	
			ERR CO	
			MAMT 20000.00-	
			CAMT 20000.00	
			CON TX 74.00	
			PRFEE 1.00	
			MDEED 1.00	
			ERR CO	
			MDEED 1.00-	
			MDEED 16.00	
			TOTAL 91.00	
			CHECK 91.00	
05/10/95	01	12:56	0001	9505

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59416
IDENTIF. & REFERENCE

95 MAY 10 PM 12:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 908900