WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON 9781 PG 121
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 188,500.00

Randall C. Michael
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August 19 95

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

PHILLIP G. HO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY

Steve Waters, Atty., 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall C. Michael (NAME)	Navy Federal Credit Union (NAME)	MAP 187
626 Rice Hill Road (ADDRESS)	Highway 70 West (ADDRESS)	PAR 089.00
Nolensville, TN 37135 (CITY) (STATE) (ZIP)	Havelock, NC 285329653 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Richard H. Kester and wife, Tina C. Kester

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Randall C. Michael and wife, N. Beth Michael

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT No. 6 of land in the 5th Civil District of Davidson County, Tennessee, and described on an unrecorded survey by Robert E. Francis, Surveyor (License No. 1669) dated September 18, 1984, and revised November 20, 1984, as follows:

BEGINNING at a nail in the center line of Kidd Road (Williamson County) being the SE corner of property of James McCanless and the SW corner of Tract No. 1 of this survey; thence with the easterly line of McCanless (fenced), N 4 deg. 50' E 1510.9 feet to a pin by a corner post being the BEGINNING of this survey, the SE corner of this tract: thence with the northerly line (fenced) of McCanless N 81 deg. 36' W 468.8 feet to apoin in the fence line and N 83 deg. 35' W693.1 feet to a pin in a fence corner being the SW corner of this tract: thence with the easterly line of Frank A. Millraney N 6 degrees 15' E 367.5 feet to a pin being the NW corner of this tract; thence with the southern line of Tract No. 7 of this survey S 84 degrees 23' 12" E 1,153.70 to a pin in the cul-de-sac of a 50 foot wide private road being the NE corner of this tract; thence with the westerly line of Tract No. 4 of this survey S 5 degrees 06' 49" W 400.0 feet to the beginning, containing 10.0 acres, more or less.

Being the same property conveyed to Richard H. Kester and wife, Tina C. Kester by deed from Ronald S. Nunn and wife Joye E. Nunn of record in Book 6875, page 70, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 6436, page 454 and Book 5014, page Register's Office for Davidson County, Tennessee.

Subject to Private Roadway Easement of record in Book 6436, page

CONTINUED

unimproved ( )
This is improved (X) property, known as 626 Rice Hill Road, Nolensville, TN 37135
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 25th day of August 19 95

Richard H. Kester

Richard H. Kester

Tina C. Kester

Tina C. Kester

BOOK 9781 PG 122

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard H. Kester and wife, Tina C. Kester

the bargainor s, with whom I am personally acquainted or 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 Goodlettsville, Tennessee, this 25th day of August, 19 98.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

Included in this conveyance is a permanent easement 50 feet in width for ingress and egress from Kidd Road along a private roadway described by instrument of record in Book 6436, page 461, Register's Office for Davidson County, Tennessee, and Book 504, page 499, Register's Office for Williamson County, Tennessee.

Included in this conveyance is a permanent easement 50 feet in width for ingress and egress from the land herein conveyed to the private roadway mentioned above. This easement is described by instrument of record in Book 6444, page 172, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a easement for private roadway construction and maintenance across that portion of this land lying within that permanent easement for private roadway described by instrument of record in Book 6444, page 172, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to an easement for NES power line, already in place, of record in Book 6769, page 194, Register's Office for Davidson County, Tennessee.

This conveyance is also made subject to certain restrictive covenants of record in Book 6436, page 454, Register's Office for Davidson County, Tennessee, and Book 504, page 496, Register's Office for Williamson County, Tennessee.

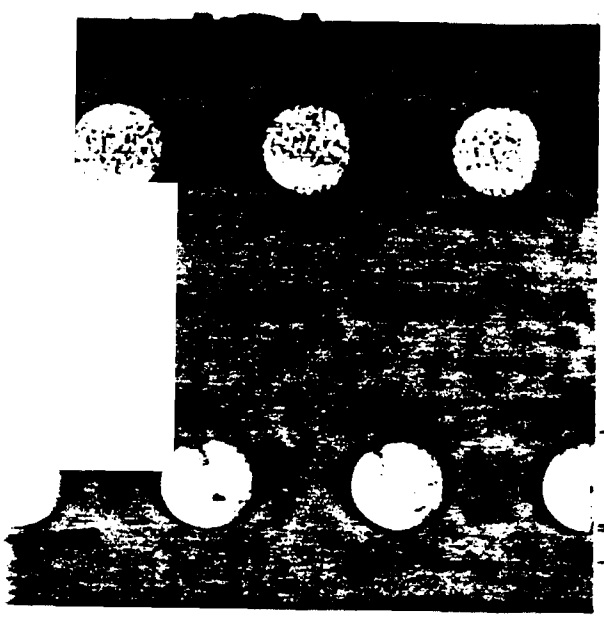
This conveyance is made subject to seperate Land Owners Associations created for the purpose of construction and maintaining private roadways of record in Book 6436, page 461, Register's Office for Davidson County, Tennessee, and Book 504, page 499, Register's Office for Williamson County, Tennessee, and record in Book 6444, page 172, Register's Office for Davidson County, Tennessee.

0095816
IDENTIFICATION REFERENCE

95 SEP -1 AM 9:18
FELIX E. ELSOM REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

7309 09/01 0101 03CHECK 710.45



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

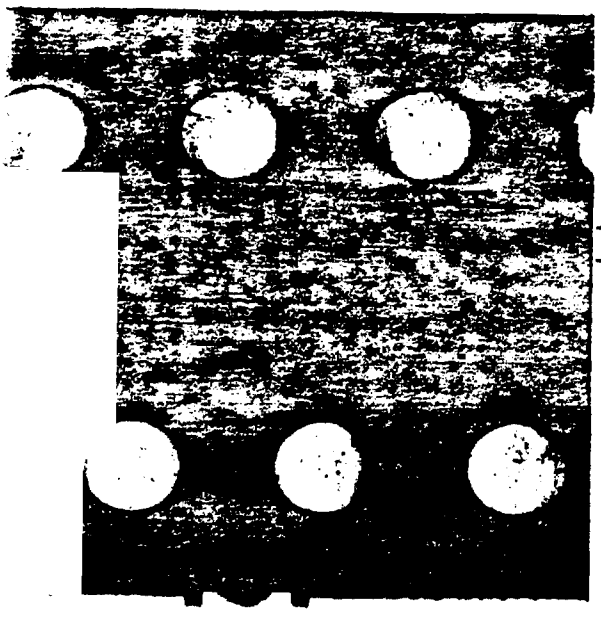
FOR _____

Book 9781 PG 124

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



188500.00
CON TX 697.45
PRFEE 1.00
MDEED 12.00
TOTAL 710.45
CHECK 710.45

09/01/95 01 09:18 0001 9309

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00958 16
IDENTIF. & REFERENCE

95 SEP -1 AM 9: 18

FELIX Z. WILSON II REGIS
DAVIDSON COUNTY, TN

No. 948218