Map

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: R4706

MAP/GROUP/PARCEL
p/o 006-00-0-067.00

NEW OWNER'S NAME AND ADDRESS:
Brian K. Moore and
Thomas M. Schlueter
126 Happy Valley Road
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Owner

WARRANTY DEED

NO TITLE SEARCH
PREPARED FROM INFORMATION FURNISHED BY SELLER

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, Della Ruth Proctor Baker, a single woman, hereinafter called Grantor, do hereby transfer and convey unto Brian Keith Moore, a single man, and Thomas M. Schlueter, a single man, their heirs and assigns, hereinafter called Grantees, property described as follows:

SEE Exhibit A attached hereto and made a part hereof.

BEING PART OF the property conveyed to grantor herein by deed of record in Book 7528, Page 737, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

/ Della Ruth Proctor Baker
Della Ruth Proctor Baker

95 SEP 27 PM 1:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0105762

EXHIBIT A

Land in the 10th Civil District, Davidson County, Tennessee, described in part according to a survey by Wayne S. Cooper, Sr., Surveyor, dated May 4, 1966, and in part by a survey by John Kohl, Tennessee Registered Land Surveyor, No. 100, dated July 10, 1979, as follows:

BEGINNING at a point in the center of Happy Valley Road at the northwesterly corner of the James A. Woods Property (Book 4197, Page 641, Register's Office for said County); thence with Woods' property lines, South 43 deg. 00' West 350 feet; South 48 deg. 00' West 300 feet; North 42 deg. 00' West 118 feet; South 46 deg. 00' West 300 feet to a point; thence, with other property lines, North 86 deg. 00' West 625.06 feet, North 6 deg. 00' West 169.6 feet, North 8 deg. 00 West 313.5 feet, North 45 deg. 00' East 113 feet, South 77 deg. 00' East 669 feet, North 62 deg. 30' East 342 feet to the center of said road; thence with said center line, south 41 deg. 00' East 163.4 feet, South 43 deg. 15' East 200 feet and South 54 deg. 30' East 199 feet to the point of beginning and containing 18.01 acres, more or less,

INCLUDED IN THE FOREGOING DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THAT PORTION OF THE PROPERTY CONVEYED TO GRANTEES BY SEPARATE DEED, THE SAME BEING DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee and being a portion of the Gary H. & Della F. Baker Property as of record in Deed Book 7528, page 737, R.O.D.C., Tennessee and is more particularly described according to a survey by R.L. Montoya-Land Surveying, Inc. dated June 7, 1995 as follows:

Beginning at a point in the southerly margin of Happy Valley Rd. marking the southeast corner of the said Baker Property and the southeast corner of this described tract; thence, leaving said margin, with the southerly line of this described tract, South 44 degrees 28 minutes 34 seconds West 342.73 feet to a point; thence, South 54 degrees 22 minutes 50 seconds West, 280.36 feet to a point; thence, leaving said southerly line, North 41 degrees 37 minutes 48 seconds West, 161.53 feet to a point; thence, North 13 degrees 54 minutes 12 seconds East, 603.95 feet to a point; thence, North 50 degrees 52 minutes 16 seconds East, 70.00 feet to a point in the southerly margin of Happy Valley Road; thence, with said margin, South 39 degrees 07 minutes 44 seconds East, 61.20 feet to a point; thence, with a curve to the left with a radius of 592.41 feet a length of 75.92 feet to a point; thence, South 46 degrees 28 minutes 16 seconds East, 133.96 feet to a point; thence, with a second curve to the left with a radius of 643.64 feet a length of 119.16 feet to a point; thence, South 57 degrees 04 minutes 43 seconds East, 25.54 feet to a point; thence, with a curve to the right with a radius of 382.65 feet a length of 65.07 feet to a point; thence, South 47 degrees 20 minutes 09 seconds East, 30.40 feet to the point of beginning, containing 5.01 acres more or less.

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Della Ruth Proctor Baker, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as her free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 22nd day of September, 1995.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-3-98

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $30,000.00.

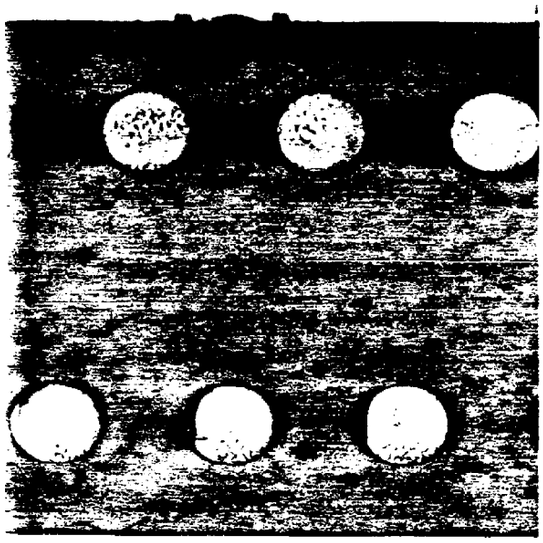
Della Ruth Proctor Baker
AFFIANT

Sworn to and subscribed before me, this the 22nd day of September, 1995.

NOTARY PUBLIC

My Commission Expires:
2-3-98

9922 09/27 0101 03CHECK 124.00



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

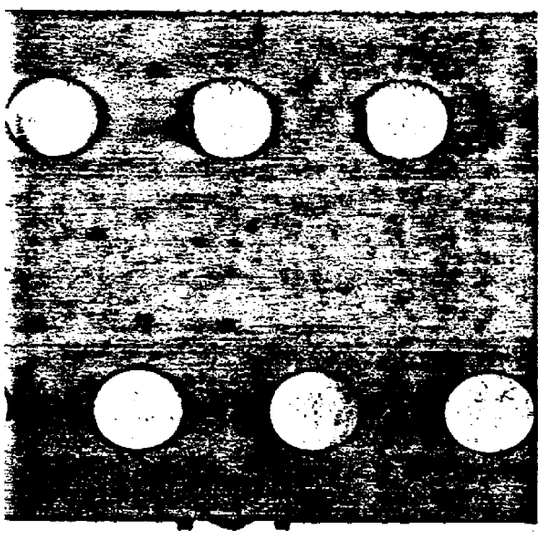
RECEIVED OF _____

FOR _____

BOOK 9808 PG 277

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 30000.00
CON TX 111.00
PRFEE 1.00
CAMT 12.00
ERR CO
CAMT 12.00
WDEED 12.00
TOTAL 124.00
CHECK 124.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0105762
IDENTIF. ↑ REFERENCE

95 SEP 27 PM 1:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

09/27/95 01 13:35 0001 9922

No. 958730