WARRANTY DEED

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00

Priscilla L. Fulton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF SEPTEMBER, 1995.

Richard R. Hedgepath
NOTARY PUBLIC

MY COMMISSION EXPIRES: NOTARY PUBLIC AT LARGE

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

THIS INSTRUMENT PREPARED BY: Richard R. Hedgepath, Attorney
4800 Charlotte Ave.
Nashville, TN 37209

My Commission Expires NOV. 22, 1997

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARC.
Frankie D. Fulton and wife, **Priscilla L. Fulton**	Same	Map 46
4980 Bull Run Rd.		Parcel 37
Ashland City, TN 37015		13D4330

FOR AND IN 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, **LYNN L. HIGGINS** AND WIFE, **KATHERINE V. HIGGINS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FRANKIE D. FULTON** AND WIFE, **PRISCILLA L. FULTON**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the southwesterly corner portion of a tract of land owned by Rufus Gallaher, Jr. and wife, as of record in Book 2440, page 627, said Register's Offic located in the 13th Civil District, said tract being more particularly described as follows: Beginning at a spike located in the center line of the existing pavement of Bull Run Road, said spike marking the southeasterly corner of the tract and being located 464.8 feet in a northwesterly direction from the center line of 32 feet of 24 in. CMP noted by Davidson County Highway Department as Station 239-00; thence north 43° 53' east 321.4 feet to an oak stake with tack; thenc north 15° 15' east 94.5 feet to an oak stake with tack; thence along the same line 86.1 feet to an iron pin marking the northeast corner of the tract, total calls for North 15° 15' east being 180.6 feet; thence North 70° 20' west 295.9 feet to an iron pin; thence along the same line 270.4 feet to an iron pin; thence along the same line 62.5 feet to an iron pin, total calls for North 70° 20' west being 628.8 feet; thence North 69° 33' west 88.7 feet to an iron pin; thence North 65° 00' west 219.1 feet to an iron pin marking the northwest corner of the tract and placed on the property line between Joe T. McCary and Rufus Gallaher, Jr.; thence South 3° 22' west 127.8 feet to an iron pin; thence along the same line 134.4 feet to a spike located in the center of the existing pavement of Bull Run Road, said spike marking the southwest corner of the tract and being on the line dividing the property of Joe T. McCary and Rufus Gallaher, Jr.; total calls South 3° 22' west being 262.2 feet; thence along the road south 43° 05' east 188.5 feet to a tack in existing pavement; thence along the road south 55° 02' east 597.3 feet to the point of beginning, the whole containing 7.46 acres, more or less.

Included in but excluded from the conveyance herein of the above described property is the following property.

Land in the 13th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by Ralph W. C. Lambert, Surveyor, dated January 7, 1956, as follows: Beginning at a spike in the center of Bull Run Road, said spike being north 55° 02' west 50 feet from the southeast corner of the property conveyed to Walter D. Whittemore and wife, by deed from Rufus Gallaher, Jr. and wife, of record in Book 2448, page 165, Register's Office for said County; thence north 43° 53' east 115 feet to an iron pin; thence north 55° 02' west 135 feet to an iron pin; thence south 43° 53' west 115 feet to a spike in the center of Bull Run Road; thence with the center of Bull Run Road; south 55° 02' east 135 feet to the beginning, containing 0.36 acres, more or less.

Being the same property conveyed to Lynn L. Higgins and wife, Katherine V. Higgins by deed from Glenn D. Kirby of record in Book 5338, Page 834, Register's office for said county and by Deed of Correction in Book 7052, Page 949.

The above description is the same as in the previous deed of record.

4980 Bull Run Road, Ashland City, TN 37015
(House Number) (Street) (City) (State) (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 hands this 27th day of September, 1995.

Lynn L. Higgins
LYNN L. HIGGINS - SELLER

Katherine V. Higgins
KATHERINE V. HIGGINS - SELLER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lynn L. Higgins** and wife, **Katherine V. Higgins**, the bargainors, 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 Nashville, Tennessee, this 27th day of September, 1995.

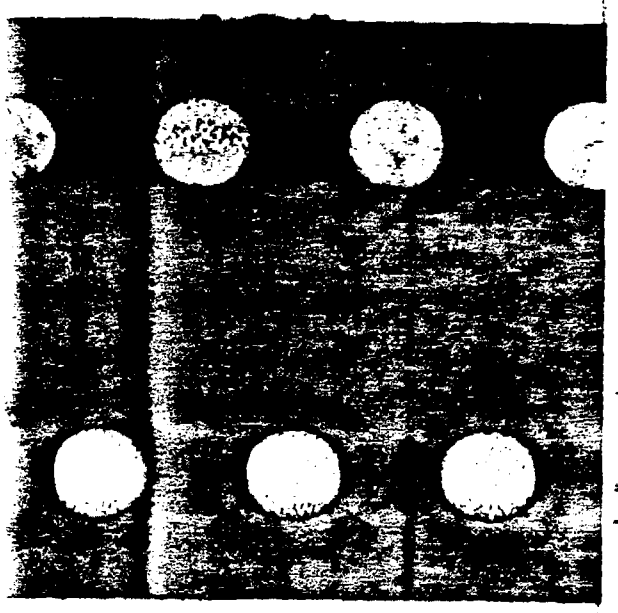
RICHARD R. HEDGEPETH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

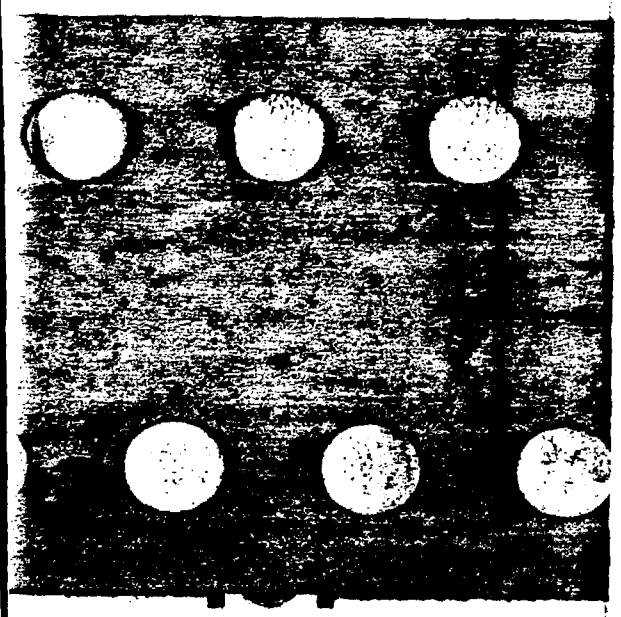
NOTARY PUBLIC

My commission expires: My Commission Expires NOV. 22, 1997

0106059
IDENTIF. ↑ REFERENCE
PICK-UP
95 SEP 28 AM 10:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0246 09/28 0101 03CHECK 64.50





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

RECEIVED OF _____

FOR _____

BOOK 9809 PG 215

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 15000.00
CON TX 55.50
PRFEE 1.00
WDEED 8.00
TOTAL 64.50
CHECK 64.50

09/28/95 01 10:06 0001 0246

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0106059
IDENTIF. ↑ REFERENCE

95 SEP 28 AM 10: 06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 959051