BOOK 9839 PG 741

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

ADDRESS NEW OWNER:

GREGORY SCOTT McKINNON
416 Cindy Place
Goodlettsville, TN 37072
SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:

MAP 18, PARCEL 45

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER, IS $15,800.00.

AFFIANT

Subscribed and sworn to me, this the 24 day of OCTOBER, 1995.

Notary Public
My commission expires: 5-11-96

95 OCT 27 AM 10:01
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

0116375

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, WILLIAM D. PATTON (1/2 UNDIVIDED INTEREST) AND BILLY H. HOWELL, JR., A/K/A HUGH HOWELL, AND GWYNN HOWELL (1/2 UNDIVIDED INTEREST), hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said GREGORY SCOTT McKINNON, hereinafter referred to as GRANTEE, HIS 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 improved property known as 4.36 ACRES ON BRICK CHURCH PIKE & HITT LANE, GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HIS successors, heirs and assigns forever, WE covenant that WE 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 GRANTEE, HIS successors, heirs and assigns, against the lawful claims of all persons.

Hazel B Patton, wife of William D. Patton, Deana L. Howell, wife of Billy H. Howell, Jr., and Donna Howell, wife of Gwynn Howell, join in the herein conveyance for the sole purpose of conveying any right, title and interest they may have, if any, in and to the property described herein.

This conveyance is further made subject to the following restrictions:

1. No resident shall be constructed with less than 1200 sqare feet of living area, excluding garages and porches.

2. No trailer or mobile home may be used as temporary or permanent living quarters.

WITNESS OUR HANDS this 24 day of OCTOBER, 1995.

Billy H. Howell, Jr.
BILLY H. HOWELL, JR.

Deana L. Howell
DEANA L. HOWELL

Gwynn Howell
GWYNN HOWELL

Donna Howell
DONNA HOWELL

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BILLY H. HOWELL, JR., AND WIFE, DEANA L. HOWELL, the within named BARGAINORS, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 24 day of OCTOBER, 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, GWYNN HOWELL AND WIFE, DONNA HOWELL, the within named BARGAINORS, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 24 day of OCTOBER, 1995.

Denise C. Allis
notary public

My commission expires: 5-11-96

DENISE C. ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

William D Patton

WILLIAM D. PATTON

Harriet B Patton

HARRIET B. PATTON

STATE OF FLORIDA :

COUNTY OF Indian River :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM D. PATTON AND WIFE, Harriet B Patton, the within named bargainors, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Sebastian, FLORIDA, on this the 23 day of OCTOBER, 1995.

Judy L Kingsley-Bussanery

Notary public

Judy L Kingsley-Bussanery

My commission expires: 9-18-96

95 OCT 27 AM 11:35 FEE:

75.00

EXHIBIT 'A'

Being a parcel of land in the 10th Civil District of Davidson County, Tennessee, in the City of Goodlettsville, and being more particularly described according to a survey by George C. Gregory, Land Surveyor, No. 1331, dated March 6, 1995, as follows:

Beginning at an iron pin set in the easterly margin of Brick Church Pike, 25 feet from centerline, and being 90 feet, more or less, northwesterly from the centerline of Hitt Lane; thence, with said easterly margin of Brick Church Pike, as follows: N 50 deg. 00' 58" W, 28.15 feet to an iron pin set; N 40 deg. 16" 40" W, 93.65 feet to an iron pin set; N 32 deg. 24' 28" W, 106.57 feet to an iron pin set; thence, N 07 deg. 36' 58" W. 239.81 feet to an iron pin set in a fence on the easterly bank of Lumsley Fork of Mansker Creek; thence, N 76 deg. 08' 38" E, 14.20 feet with said fence to an iron pin set at a fence corner post; thence, N 25 deg. 07' 24" E, 422.89 feet with said fence to an iron pin set in the southerly margin of Hitt Lane, 25 feet from centerline; thence, N 53 deg. 14' 28" E, 17.68 feet with said southerly margin of Hitt Lane to an iron pin found; thence S 25 deg. 26' 37" E, 514.48 feet, leaving said margin of Hitt Lane, to an iron pin found; thence, S 36 deg. 23' 06" W, 434.11 feet to the point of beginning, containing 4.36 acres, more or less.

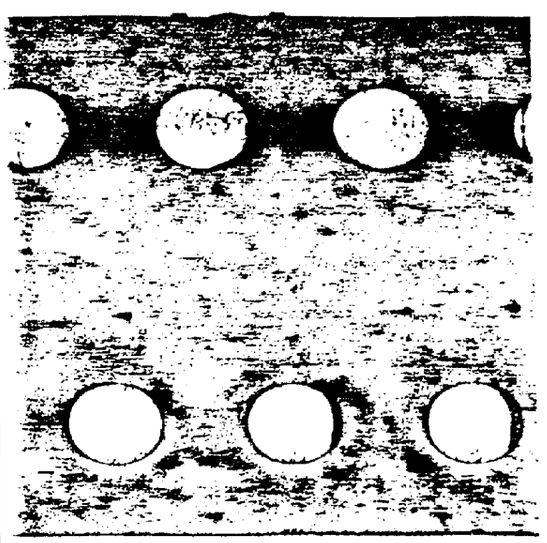
Being a portion of the same property conveyed to William D. Patton and Billy H. Howell, from Henry Johnson and Rose Johnson Drake, Devisees under the Will of Maude L. Johnson, Deceased, of record in Book 5121, page 778, Register's Office for Davidson County, Tennessee, the said Billy H. Howell having since died, and by the powers set forth in his Last Will and Testament, his wife, Juanita Howell, Executrix, conveyed said property to Hugh Howell and Gwynn Howell, by Warranty Deed dated April 6, 1984, of record in Book 9939, page 137, Register's Office for Davidson County, Tennessee.

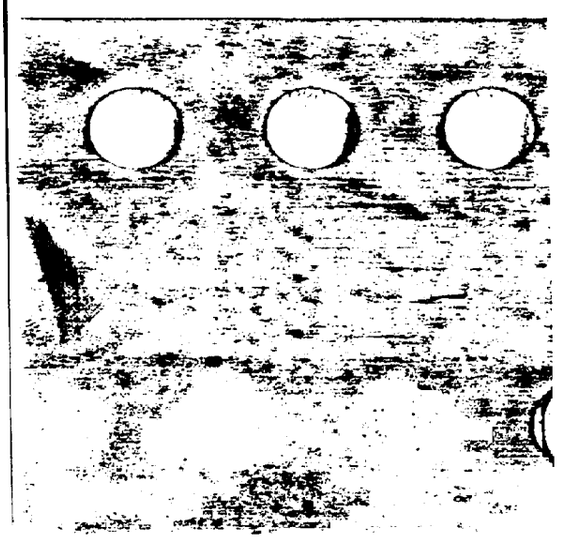
EXHIBIT 'B'

1. 1996 and all future County and City real property taxes constitutes a lien, although the same are not yet due and payable.

2. Transmission Line Easement as shown on the Tax Maps, however, Company cannot find any recorded easement in the Register's Office.

3. Restrictions as set forth above.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9839 PG 745

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	15300.00
CON TX	58.46
PRFEE	1.00
MTGFEE	16.00
TOTAL	75.46
CHECK	75.46

10/27/95 01 10:05 0001 1272

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0116375
IDENTIF. & REFERENCE

95 OCT 27 AM 10:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 969941