BOOK 9852 PG 719

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 42,000.00

Randall T. McGinnis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
3rd DAY OF November 19 95

Carolyn Adams
Notary Public

MY COMMISSION EXPIRES: 12/3/96
(AFFIX SEAL)

CAROLYN ADAMS NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RANDALL T. McGINNIS (NAME)	SAME (NAME)	MAP 22
3718 Bear Hollow Rd. (ADDRESS)	(ADDRESS)	PARCEL 180
Joelton, TN 37080 (CITY) (STATE) (ZIP)	(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, PATRICIA GEORGE, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RANDALL T. McGINNIS

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEGINNING at an iron pin, the same being the northwest corner of a 10 acre tract heretofore conveyed to Stedman and Terry; thence with the north line of Stedman and Terry, north 78 deg. 01' 12" east 511.53 feet to an iron pin; thence north 3 deg. 50' 04" east 39.74 feet to the point of beginning of the tract herein conveyed and the same being the southwest corner of the tract conveyed; thence north 3 deg. 50' 40" east 271.62 feet to a point in the old log road; thence with the old log road north 87 deg. 57' 15" east 84.29 feet; north 64 deg. 02' 17" east 207.72 feet; north 62 deg. 06' 35" east 140.72 feet; north 67 deg. 39' 30" east 196.63 feet; north 34 deg. 11' 40" east 145.97 feet and north 16 deg. 51' 09" east 176.17 feet to a point; thence leaving the old log road, south 45 deg. 27' 04" east 729.90 feet to an iron pin; thence south 73 deg. 36' 44" west 725.66 feet to an iron pin; thence south 81 deg. 56' 49" 558.28 feet to the beginning, containing 10 acres, more or less, according to survey of Randolph Chapdelaine, Number 1444, dated March 6, 1985.

Included in this conveyance is a 1989 14 x 70 Noble Mobile Home, Model Number BN2, VIN #000000000BN23877A, which is attached to and part of the real property described above.

INCLUDED WITH THE ABOVE-DESCRIBED TRACT IS A NON-EXCLUSIVE 50 FOOT INGRESS-EGRESS EASEMENT running northeasterly from the north side of Bear Hollow Road, between Tracts 11 and 12, Crossing Tracts 12, 13, 14 and 15, and running between Tracts 16 and 17, to serve this 10 acre tract, as shown on the

CONTINUED

unimproved ( )
This is improved (X) property, known as 3718 BEAR HOLLOW ROAD, JOELTON, TN 37080
(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 my hand this 3rd day of November 19 95

Patricia George
PATRICIA GEORGE
BY: Lorinda McLaughlin
LORINDA McLAUGHLIN, ATTORNEY IN FACT

LEGAL DESCRIPTION CONTINUATION

unrecorded plat of the David Wade Division, dated March 6, 1985.

The above described tract is also subject to said Non-Exclusive 50 foot Ingress and Egress Easement which runs northeasterly from the north side of Bear Hollow Road, between Tracts 11 and 12, crosses Tracts 12, 13, 14 and 15, runs between tracts 16 and 17, to serve Tract 16-B, Tract 23, Herman Duffie, Tracts 29, 31, 28-B, and 27 as shown on the unrecorded plat of the David Wade Division, dated March 6, 1985, and revised December 21, 1988.

Being the same property conveyed to PATRICIA GEORGE, by Deed of record in Book 9533, page 625, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to PATRICIA GEORGE by quitclaim deed from Barbara Wade, Executrix for the estate of David R. Wade, III and from James I. Caldwell, III, which is recorded simultaneously herewith.

Lorinda McLaughlin executes this instrument on behalf of Patricia George pursuant to Special Power of Attorney which is recorded simultaneously herewith.

Patricia L George
PATRICIA GEORGE

BY: Lorinda McLaughlin
LORINDA McLAUGHLIN, ATTORNEY IN FACT

BOOK 9952 PG 721

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named PATRICIA GEORGE, UNMARRIED

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at COOKEVILLE, Tennessee, this 3rd day of November 19 95.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LORINDA McLAUGHLIN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney In Fact for PATRICIA GEORGE and is authorized by PATRICIA GEORGE to execute this instrument on her behalf.

WITNESS my hand and official seal on this the 3rd day of November, 1995.

Carolyn Adams
NOTARY PUBLIC

My commission expires: 11/20/96

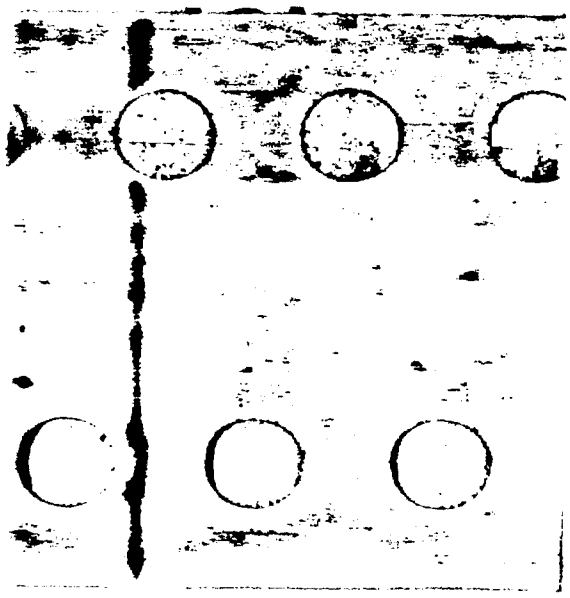
CAROLYN ADAMS NOT'Y P.U. DAVIDSON COUNTY

95 NOV -7 AM 8:57
FELIX A. LIEBERMAN
DAVIDSON COUNTY, TN

MAIL ENV

3811 11/07 0101 03CHECK 168.40

11234.20



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

RECEIVED OF _____

FOR _____

BOOK 9852 PG 722

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 42000.00
CON TX 155.40
PRFEE 1.00
WDEED 12.00
TOTAL 168.40
CHECK 168.40
11/07/95 01 09:01 0001 5611

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0120:20

95 NOV -7 AM 8:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 974221