This instrument prepared by: L. Ken Johnson, Atty.
302 Moss Trail Goodlettsville
Tennessee, 37072

BOOK 9860 PG 501

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,000.00

Robert H. Jennings
ROBERT H. JENNINGS

Subscribed and sworn to before me this the 14th day of November, 1995.

Notary Public
My comm. exp. 9-27-97

ADDRESS NEW OWNER: ROBERT H. JENNINGS ET AL
605 Barbara Dr.
Madison, Tn. 37115

SEND TAX BILLS TO: SAME

MAP/PARCEL NO.: P/O 25-14,15

Mortgagee:
None

WARRANTY DEED

I, DIMPLE M. MILLER, A WIDOW AND SINGLE, for and in consideration of the sum of Ten ($10.00) dollars and other good and valuable considerations, receipt of which is hereby acknowledged, do transfer and convey unto ROBERT H. JENNINGS and YVONNE HALL, as tenants in common, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as follows:

Land in Davidson County, Tenness, and being a portion of the property in Book 2591, page 31, and described according to a survey by Ray G. Cole, Land Surveyor, No. 924, dated September 22, 1995, Job 95-1445, and described as follows:

TRACT 3: BEGINNING at an iron pin set in the westerly margin, 25.0 feet from the center line of Hilt Lane, the most northeast corner of this tract, a corner to Barbara Crain Detring (deed book 8398, page 568); thence, with the margin of said Hilt Lane, S. 05 degrees 14 minutes 06 seconds E. 307.36 feet to a point; thence, continuing with said Hilt Lane and a curve to the left having a delta angle of 16 degrees 49 minutes 41 seconds , a radius of 340.48 feet, an arc length of 100.00 feet, and a chord of S. 09 degrees 46 minutes 25 seconds E. 99.64 feet to an iron pin set in the westerly margin of Hilt Lane, a corner to Tract 2, this survey; thence, leaving Hilt Lane, and with Tract 2, S. 83 degrees 17 minutes 27 seconds W. 441.34 feet to an iron pin set in the line of D. R. Hasty (deed book 2154, page 187); thence, with the line of said Hasty for the next three calls as follows: N. 06 degrees 43 minutes 03 seconds E. 266.86 feet to an iron pin set; thence N. 59 degrees 09 minutes 37 seconds W. 241.55 feet to an iron pin (found); thence, N. 07 degrees 07 minutes 43 seconds E. 151.19 feet to an iron pin (found), a corner to said Hasty, and said Crain; thence with Crain, S. 81 degrees 25 minutes 31 seconds E. 557.00 feet to the beginning, containing 5.00 acres more or less.

Being a portion of the same property conveyed to Eli J. Miller (who died July 4, 1993, vesting property in Grantor as surviving spouse) and wife Dimple M. Miller by deed from Ferris M. Martin et ux by deed of record in Book 2591, page 31 Register's Office for Davidson County, Tennessee. Property is conveyed subject to the following restrictions and conditions:

Also conveyed a 20 foot sewer easement across the front portions of Tracts 1 and 2.

L. KENNETH JOHNSON
LAWYER
302 MOSS TRAIL
GOODLETTSVILLE, TN 37072
859-2250

Well on this property is not to be used for human consumption.
Any single story home must contain a minimum of 1,600 square feet, excluding garages, carports and breezeways. Any two story home must contain a minimum of 2,000.00 square feet, excluding garages, carports and breezeways.
PROPERTY IS CONVEYED SUBJECT TO ALL EASEMENTS APPARENT AND OF RECORD.

To have and to Hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said ROBERT H. JENNINGS and YVONNE HALL, as tenants in common, their heirs and assigns, forever

And I do covenant with the said ROBERT H. JENNINGS and YVONNE HALL, as tenants in common, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And, I, DIMPLE M. MILLER, A WIDOW, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said ROBERT H. JENNINGS and YVONNE HALL, as tenants in common, their heirs and assigns against the lawful claims of all persons whomsoever.

This is unimproved property known as Tract 3, Hitt Lane, Goodlettsville, Tennessee. 37072

Witness my hand this the 14th day of November, 1995.

BOOK 9860 PG 502

Dimple M. Miller
DIMPLE M. MILLER

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public at large, DIMPLE M. MILLER, A WIDOW, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.
Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this the 14th day of November, 1995.

Kenneth P. Johnson
Notary Public

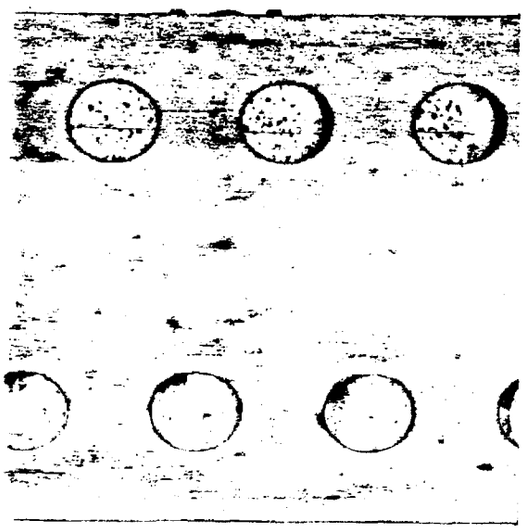
My comm. exp. 9-27-97

0123243
IDENTIF. & REFERENCE

95 NOV 15 AM 9:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9452 11/15 0101 03CHECK

L. KENNETH JOHNSON
LAWYER
302 MOSS TRAIL
GOODLETTSVILLE, TN 37073
859-2258



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

RECEIVED OF _____

FOR _____

BOOK 9860 PG 503

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	76000.00
CON TX	281.20
PRFEE	1.00
WDEED	8.00
TOTAL	290.20
CHECK	290.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/15/95 01 09:58 0001 8652

0123243
IDENTIF. # REFERENCE

95 NOV 15 AM 9:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 977213