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BOOK 9870 PG 99

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November, 19 95.

Notary Public

MY COMMISSION EXPIRES: 11/22/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Castleman & Wischhof, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert A. Warner (NAME)	Robert A. Warner (NAME)	MAP 43-15
Lot No. 25 & 26 Myatt-Eagan S/D (ADDRESS)	714 Falcon Drive (ADDRESS)	PARCELS 13 & 14
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Madison, TN 37115-2516 (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, MSB Enterprises, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert A. Warner and wife, Suzanne G. Warner

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:

Land in Davidson County, Tennessee, being described as follows:

Tract One:

Being the east 39.7 feet of Lot No. 25 on the Second Revised Plan of MYATT-EAGAN SUBDIVISION, of Lots No. 2 and 3 of the Anderson Estates, of record in Book 1424, Page 150, Register's Office for said County.

Said part of said lot fronts 39.7 feet on the north side of Old Hichory Boulevard and extends back between parallel lines 182 feet to a dead line.

Tract Two:

Land in Davidson County, Tennessee, being Lot No. 26 on the Second Revised Plan of MYATT-EAGAN SUBDIVISION of Lots No. 2 and 3 of Anderson Estates, of record in Book 1424, Page 150, Register's Office for said County.

Said Lot No. 26 fronts 139.6 feet on the northerly side of Old Hickory Boulevard and runs back between parallel lines 182 feet to a dead line.

Being the same property conveyed to MSB Enterprises, Inc. by deed from Melissie Earlene Conrad Bush, of record in Book 6635, Page 124, Register's Office for said County.

2054 11/28 0101 03CHECK 152.38

unimproved (X)
This is improved ( ) property, known as Lot No. 25 & 26 Myatt-Eagan S/D, Madison, Tennessee 37115
(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 15th day of November, 19 95

MSB Enterprises, Inc.
By:
Owen C. Bell, President

STATE OF TENNESSEE
COUNTY OF

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

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

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Owen C. Bell and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the MSB Enterprises, Inc. the within named bargainor, and corporation, and that he as such President 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 Owen C. Bell as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville, TN on this the 15th day of November 19 95.

My commission expires 11/25/98

_____
Notary Public

0126366
IDENTIFICATION
SUMNER CO. TENN.
DAVIDSON COUNTY

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	38750.00
			CON TX	143.38
			PRFEE	1.00
			WDEED	8.00
			TOTAL	152.38
			CHECK	152.38
11/28/95	01	10:19	0001	2054

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0126366

IDENTIFICATION REFERENCE

95 NOV 28 AM 10:19

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 980580