THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

BOOK 9876 PG 159

OUR FILE NUMBER: R4853

MAP/GROUP/PARCEL
046-00-0-085.00

NEW OWNER'S NAME AND ADDRESS:
Harold D. McLerran
4888 Bull Run Road
Ashland City, Tennessee 37015

4070 12/04 0101 03CHECK 258.75

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Kenny Ray Phelps and wife, Monnie Phelps, hereinafter called Grantors, do hereby transfer and convey unto Harold D. McLerran, unmarried, his heirs and assigns, hereinafter called Grantee, property described as follows:

A Tract of Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey by Southern Land Associates, Inc. Land Surveyors, dated November 16, 1978, as follows:
Beginning at a point in the northerly margin of a Roadway said point being in the original easterly boundary line of the property conveyed to Herbert Smith and wife, of record in Book 2647, Page 621, Register's Office for said County; thence north 30 deg. 44' 03" west 808.26 feet; thence north 03 deg. 45' 00" east 2587.37 feet; thence north 86 deg. west 264 feet; thence south 3 deg. 45' 00" west 2772 feet; thence south 30 deg. 54' 53" east 897.69 feet on the northerly margin of said Roadway; thence with the same north 43 deg. 17' 41" east 331.37 feet to the beginning containing 22.382 acres more or less.

Being the same property conveyed to Kenny Ray Phelps and wife, Monnie Phelps by Deed of record Book 6528, Page 199, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenants with grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Kenny R. Phelps
Kenny Ray Phelps

Monnie Phelps
Monnie Phelps

95 DEC -4 AM 10:05
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE
0128189

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Kenny Ray Phelps and wife, Monnie Phelps, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 29th day of November, 1995.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-3-98

STATE OF TENNESSEE
COUNTY OF SUMNER

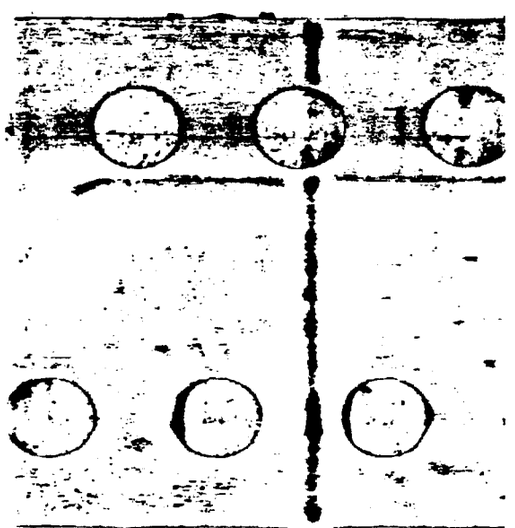
The actual consideration or value whichever is greater for this transfer is $67,500.00.

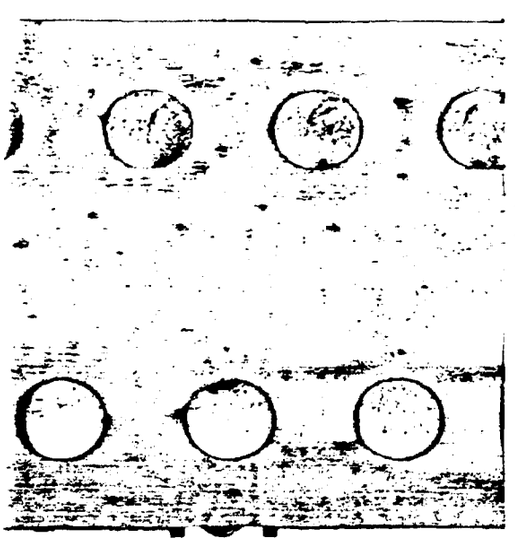
AFFIANT

Sworn to and subscribed before me, this the 29th day of November, 1995.

NOTARY PUBLIC

My Commission Expires:
2-3-98





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

RECEIVED OF _____

FOR _____

BOOK 9876 PG 161

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 67500.00
CON TX 249.75
PRFEE 1.00
MDEED 8.00
TOTAL 258.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 258.75

34.75 01 10:07 0001 4070

0128189
IDENTIF. ↑ REFERENCE

95 DEC -4 AM 10: 06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 982569