This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Charles E. Gann and Billie A. Gann
1200 Old Dickerson Pike
Goodlettsville, TN 37072

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 33
PARCEL 74
10D-37350

WARRANTY DEED

0033 12/19 0101 03C-EDK 157.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Enos Wayne Peels and wife, Laverta M. Peels hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Charles E. Gann and wife, Billie A. Gann, as tenants by the entirety, 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:

> BEGINNING at an iron pin in intersection of Campbell Road and Old Dickerson Pike; thence running S87°30'E, 169 feet with Campbell Road, to an iron pin in center of branch; thence with said branch, S20°40'E, 65 feet; thence S32°30'E, 75 feet; thence S44°30'E, 87 feet; thence S17°45'E, 29 feet to an iron pin; thence N73°W, 365.5 feet to Old Dickerson Pike; thence N18°30'E, with Old Dickerson Pike, 140.6 feet to the point of beginning.
>
> Being the same property conveyed to Enos Wayne Peels and wife, Laverta M. Peels, by deed from Elmore M. Robertson and wife, Edine Overton Robertson of record in Book 4132, Page 265, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville/Davidson County, of record in Book 6813, Page 548, said Register's Office.
Taxes for 1995 have been pro-rated and paid.

This is improved property known as 1200 Old Dickerson Pike, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles E. Gann and wife, Billie A. Gann, their heirs and assigns, forever; and we, Enos Wayne Peels and wife, Laverta M. Peels 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 18th day of December, 1995.

Enos Wayne Peels

Laverta M. Peels

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Enos Wayne Peels and wife, Laverta M. Peels the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 18th day of December, 1995.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 40,000.00.

AFFIANT

Subscribed and sworn to before me this 18th day of December, 1995.

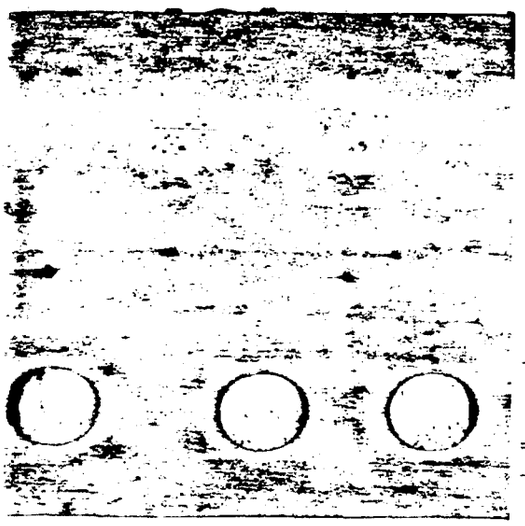
NOTARY PUBLIC
My Commission Expires: 3/22/97

95 DEC 19 PM 3:22

DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

0133654



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

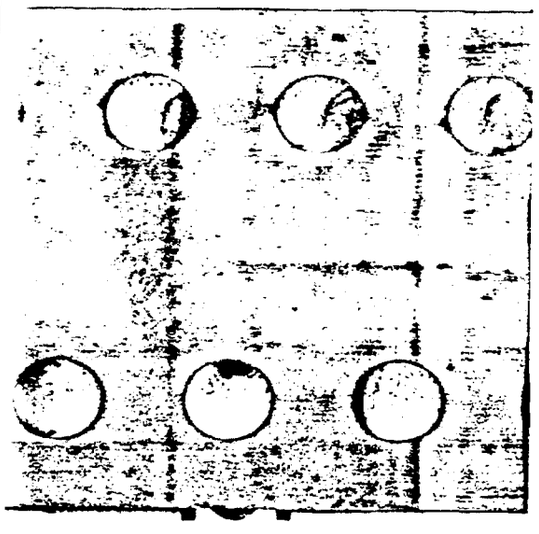
RECEIVED OF _____

FOR _____

BOOK 9893 PG 456

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



DAMT	40000.00
CON TX	148.00
PRFEE	1.00
MDEED	8.00
TOTAL	157.00
CHECK	157.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 0035

0133654
IDENTIF. # REFERENCE

93 DEC 19 PM 3:22

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 988459