Box 35 (2)

WARRANTY DEED

BOOK 9897 PG 140

File No: 00277021

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael S. Higgins	Same	Map 154-00
[NAME]	[NAME]	
8641 Griffith Road		Parcel 32
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, Tn 37221		Parcel 281
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Helen M. Neal, a widow

have this day bargained and sold, and do hereby transfer and convey unto the said Michael S. Higgins and Jennifer Pietenpol, both married

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

1117 12/22 0101 03CMEDK 202.00

STATE OF Tennessee
COUNTY OF Davidson

} The actual consideration or value which ever is greater, } for this transfer is $ 50,000.00

Subscribed and sworn to before me, this the 14TH day of DECEMBER, 19 95

Affiant

My Commission Expires: 11/10/97 [Affix Seal]

Notary Public Linda V. Jones

unimproved (X) This is improved ( ) property known as Griffith Road, Nashville

[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 14TH day of DECEMBER, 19 95, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Helen M. Neal

Helen M. Neal

95 DEC 22 AM 9:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE

0134641

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State Helen M. Neal, a widow

the within named bargainor(s), 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 Davidson COUNTY, Tennessee, this 14TH day of DECEMBER, 19 95.

Linda V. Jones
Notary Public

Commission expires 11/10/97

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that _____ as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____ self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19 _____.

_____
Notary Public

Commission expires _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
315 DEADERICK STREET, SUITE 105
NASHVILLE, TN 37238-0105

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

277021

EXHIBIT "A"

TRACT I

Being a tract of land shown on property map 154, Assessor's Office, Lot 4 of the Poplar Creek and Highland Subdivision, bounded in general by Griffith Road on the west; Lot 2 of the Poplar Creek Highland Subdivision on the north; Rachel Riner, a 0.42 acre tract, and J.T. Stibor on the east; and a 5.04 acre tract on the south, more particularly described as follows:

Beginning at an iron pin in the east margin of Griffith Road, said pin being located in the south line of Lot 2 of the Poplar Creek Highland Subdivision (Parcel 133); thence leaving said margin and with the south line of Lot 2 North 59 degrees 16 minutes 59 seconds East 269.75 feet to an iron pin in the west line of Rachel Riner; thence leaving said subdivision and with Riner South 39 degrees 29 minutes 47 seconds East 160.32 feet to a 4" sassafras; thence leaving said Riner and with the west and south lines of a 0.42 acre tract South 39 degrees 14 minutes 03 seconds West 50.14 feet to an iron pin; thence South 37 degrees 34 minutes 49 seconds East 97.41 feet to an iron pin; thence South 49 degrees 14 minutes 02 seconds East 453.28 feet to an existing iron pin, J.T. Stibor's southwest corner; thence with Stibor South 41 degrees 02 minutes 17 seconds East 48.73 feet to an iron pin, a north corner of a 5.04 acre tract; thence leaving Stibor and with the north line of said 5.04 acre tract North 82 degrees 06 minutes 45 seconds West 271.33 feet to an iron pin; thence South 80 degrees 28 minutes 34 seconds West, passing a witness iron pin at 408.28 feet, in all 433.37 feet to a point in the center of Griffith Road; thence with the centerline of said road North 04 degrees 37 minutes 03 seconds West passing a PK nail at 102.32 feet, in all 185.29 feet to a point; thence with a curve to the left having the following characteristics: delta = 10 degrees 51 minutes 19 seconds; radius = 1456.16 feet; length = 275.89 feet; tangent = 138.36 feet; chord = North 10 degrees 02 minutes 43 seconds East 275.47 feet to a point, a south corner of Lot 2 of Poplar Creek Highland Subdivision; thence leaving said road and with the south line of Lot 2 North 59 degrees 16 minutes 59 seconds East 25.90 feet to the point of beginning, containing 5.27 acres, more or less, according to a survey by Randolph L. Chapdelaine, dated 5/12/86 and revised 9/15/86.

Being the same property conveyed to Helen M. Neal, a widow, by deed from Neal W. Carter, of record in Book 7284, page 858, Register's Office for Davidson County, Tennessee.

INCLUDED in the above described land but specifically EXCLUDED therefrom is the following described land, conveyed to P. Michael Richardson and wife, Karen S. Richardson, by deed from Helen M. Neal, of record in Book 9830, page 300, Register's Office for Davidson County, Tennessee:

A parcel of land located in Metropolitan Nashville-Davidson County, Tennessee, a portion of the Helen M. Neal property as recorded in Deed Book 7284, page 858, said portion lying adjacent to the P. Michael Richardson 5.04 acre tract as recorded in Deed Book 8736, page 282, and being more particularly described as follows:

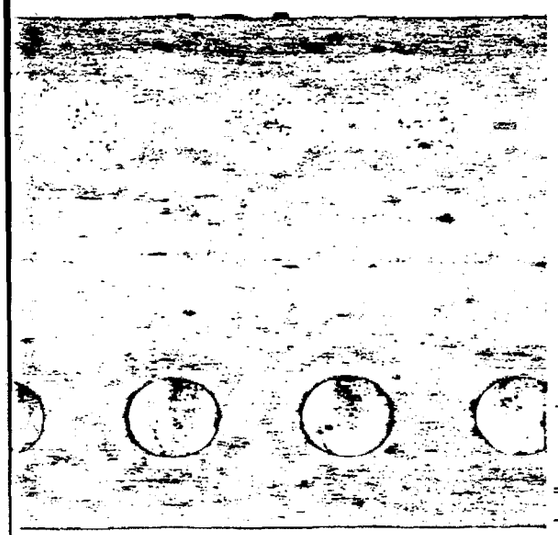
Beginning at an iron rod on the southeasterly corner of Neal on the northerly line of Richardson and on the westerly line of Riner as recorded in Deed Book 150, page 105; thence, along the northerly line of Richardson North 82 degrees 06 minutes 45 seconds West 271.33 feet to an iron rod in a hollow at his original corner with Neal; thence, along a new division line severing the Neal property North 55 degrees 00 minutes 00 seconds East passing through a utility pole on the north side of the driveway, in all 159.13 feet to an iron rod on Neal's easterly boundary line; thence, along said boundary South 49 degrees 14 minutes 02 seconds East 140.50 feet; South 41 degrees 02 minutes 17 seconds East 48.73 feet to the beginning, containing 0.34 acre, more or less, according to a survey by Boyd B. Gibbs, RLS #1598, 106 South Public Square, Centerville, Tennessee, dated 8-10-95.

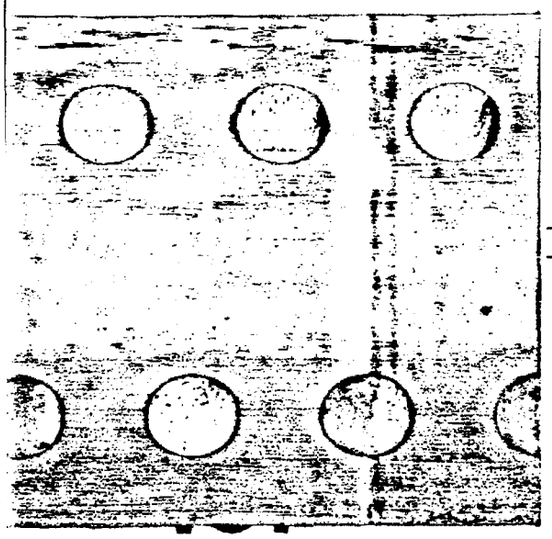
TRACT II

Being a parcel of land located in Metropolitan Nashville-Davidson County, Tennessee, a portion of the P. Michael Richardson property as recorded in Deed Book 8736, page 282, said portion lying adjacent to the Helen M. Neal 5.27 acre tract as recorded in Deed Book 7284, page 858, and being more particularly described as follows:

Beginning at an iron rod on the easterly margin of Griffith Road at the southwesterly corner of Neal, said iron rod lying on the original northerly line of Richardson's 5.04 acre tract; thence, along the northerly line of Richardson North 80 degrees 28 minutes 34 seconds East 408.33 feet to an iron rod in a hollow at the original corner; thence, along a new division line severing the Richardson property South 67 degrees 15 minutes West 218.46 feet to an iron rod on the northerly line of Richardson's 5.05 acre tract as recorded in Deed Book 7183, page 463; thence, along said northerly boundary South 80 degrees 28 minutes 34 seconds West passing through an iron rod at 199.91 feet, in all 225.00 feet to a point in the center of Griffith Road; thence, along the center of Griffith Road North 04 degrees 37 minutes 03 seconds West 50.18 feet to a PK nail; thence, along the original southerly line of Neal North 80 degrees 28 minutes 34 seconds East 25.09 feet to the beginning, containing 0.37 acres, more or less, according to a survey by Boyd B. Gibbs, RLS #1598, 106 South Public Square, Centerville, Tennessee, dated 8-10-95.

Being the same property conveyed to Helen M. Neal, by deed from P. Michael Richardson and wife, Karen S. Richardson, of record in Book 9830, page 303, Register's Office for Davidson County, Tennessee.





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

RECEIVED OF _____

FOR _____

BOOK 9897 PG 144

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	50000.00
CON TX	185.00
PRFEE	1.00
WDEED	16.00
TOTAL	202.00
CHECK	202.00

12/22/95 01 09:55 0001 1115

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

013464 IDENTIF. ◆ REFERENCE

95 DEC 22 AM 9:54

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 989518