This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2542 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

BOOK 9923 PG 327

ADDRESS NEW OWNER:
Robert H. Turner
P.O. Box 1000
Mt. Juliet, Tennessee 37122

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:

Map	175
Group	0
Parcel	41

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **George E. Thomas Jr.**, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Tennessee Telephone Company, a Tennessee corporation,** hereinafter called the Grantee, its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Property in Davidson County, Tennessee, bounded on the north by old Old Hickory Boulevard, on the east and south by property belonging to George Holder, of record in Book 7768, page 300, and on the west by property belonging to Clyde Mosley of record in Book 3817, page 15, and more specifically described as follows:
>
> Beginning on an iron pin on the south margin of old Old Hickory Boulevard, the northwest corner of this tract and the northeast corner of Mosley and being approximately 770 feet south of the intersection of old Old Hickory Boulevard and Hobson, (formerly Old Hickory Boulevard); thence with the margin of old Old Hickory Boulevard South 68 degrees 12 minutes 16 seconds East, 104.99 feet to an iron pin in Holder's line, the northeast corner of this tract; thence with Holder's line South 10 degrees 52 minutes 17 seconds West, 184.82 feet to an iron pin at a corner fence post, the southeast corner of this tract; thence North 68 degrees 16 minutes 02 seconds West, 105.00 feet to an iron pin in Mosely's line fence, the southwest corner of this tract; thence North 10 degrees 52 minutes 47 seconds East, 184.93 feet to an iron pin on the margin of said road; the point of beginning and containing 0.44 acres, more or less according to a survey by Galyon W. Northcutt, Tennessee Registered License Survey No. 1529.
>
> Being the same property conveyed to George E. Thomas Jr., by deed from Ruth Dunn and Silas Randall Dunn, Co-Executors of the Estate of Mary Ann Wisener, dated August 1, 1994, as of record in Book 9427, page 624, Register's Office for Davidson County, Tennessee.

This is improved property known as 12607 Old Hickory Boulevard, Antioch, TN 37013.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

Real property taxes for 1995 have been settled between the parties, and are the responsibility of Grantor. Taxes for 1996 and subsequent years are the responsiblity of the Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Tennessee Telephone Company, its heirs and assigns, forever; and I, George E. Thomas Jr., unmarried, do covenant with the said Grantee 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 unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its 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 my hand this the 15th day of January, 1996.

George E. Thomas Jr.

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named George E. Thomas Jr., unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 15th day of January, 1996.

01112692

NOTARY PUBLIC

My Commission Expires: February 3, 1997

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 25,000.00.

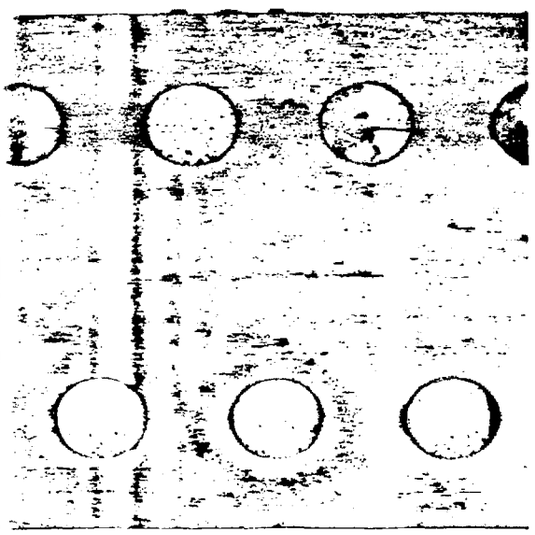
RECORDERS MEMO
ILLEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

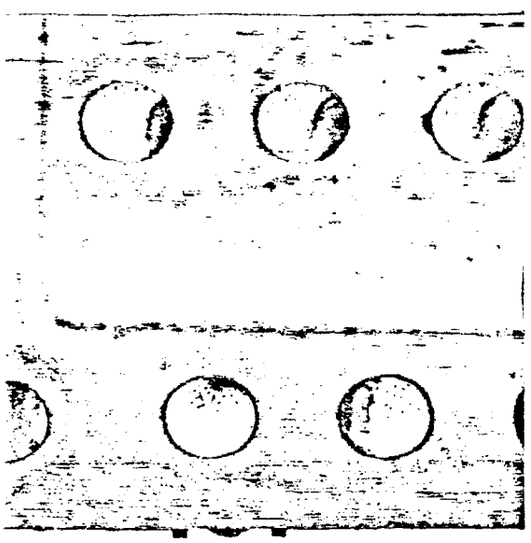
Robert H. Turner
AFFIANT

Subscribed and sworn to before me this 15th day of January, 1996.

NOTARY PUBLIC
My Commission Expires: February 3, 1997

753 96 JAN 22 9:01 03CHECK 101.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9923 PG 329

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

DANT 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 8.00
TOTAL 101.50
CHECK 101.50

12/22/96 01 09:37 0001 9758

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

011,2692

IDENTIFICATION

96 JAN 22 AM 9:3

DAVIDSON COUNTY, TN

No. 998047