WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 289,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF February, 19 96

Notary Public

MY COMMISSION EXPIRES: May 30, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David J. Waynick, Attorney, 207 Donelson Pike, Nashville, Tennessee 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. Leslie Charnock (NAME)	Marie Baker Gray (NAME)	4D-27616
101 Rolling Mill Rd. (ADDRESS)	2008 Harbor Drive (ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Smyrna, TN 3716 (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, Marie Baker Gray

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO R. Leslie Charnock and wife, Ginny C. Charnock

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 the 4th Civil District of Davidson County, Tennessee, Being Lot No. 33 on the Plan of Brandywine Farms, Section 1, as of record in Book 3600, Pages 79 and 80, Register's Office for said County, specific reference to said plan being here made for a more particular description of said lot.

Being the same property conveyed to E. S. Tanner and wife, Marie Baker Tanner by deed from A. H. Richardson And wife, Tommie B. Richardson of record in Book 3944, Page 971 Register's Office for Davidson County, Tennessee. E. S. Tanner having since deceased leaving Marie Baker Tanner sole owner by Tenants of the entirety. Marie Baker Tanner having since remarried her name being Marie Baker Gray.

1996 Davidson County Taxes, a lien but not yet due and payable..

Restrictive Covenants of record in Book 3816, Page 544 Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 101 Rolling Mill Rd., Old Hickory, TN 37138
(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 12th day of February, 19 96

Marie Baker Gray
Marie Baker Gray
by Alice B. Bagwell P.O.A.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Marie Baker Gray~~ Alice Baker Bagwell, Attorney in Fact for Marie Baker Gray

the bargainor ____, 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 Nashville, Tennessee, this 12th day of February 19 96.

Commission expires May 30, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, ____ a Notary Public within and for the State and County aforesaid, personally appeared ____ and ____ with whom I am personally acquainted and who upon ____ oath(s) acknowledged ____ to be the ____ and ____ respectively of the ____ the within named bargainor, and corporation, and that ____ as such ____ 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 ____ as such ____, and attesting the same by the said ____ as such ____.

Witness my hand and official seal at office at ____ on this the ____ day of ____ 19____.

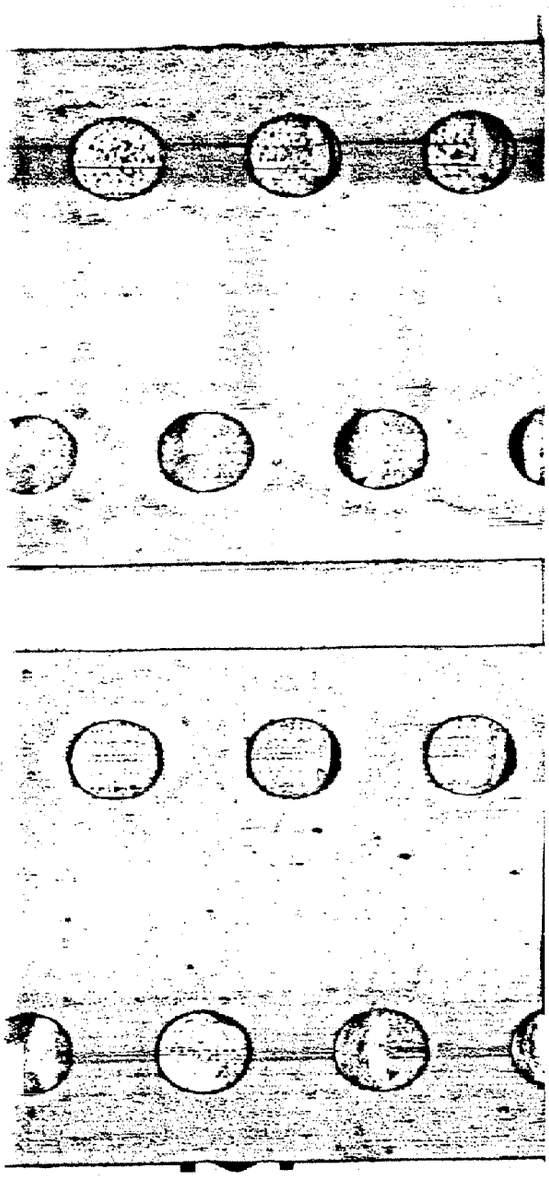
My commission expires ____

Notary Public

0150193
IDENTIF. ↑ REFERENCE

96 FEB 14 AM 8:53
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7794 02/14 0101 03CHECK 1078.50



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

RECEIVED OF _____

FOR _____

BOOK 9947 PG 56

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	
				289000.00
			CON TX	1069.30
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1078.30
			CHECK	1078.30
02/14/96	01		08:53 0001	7784

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0150193
IDENTIF. # REFERENCE

96 FEB 14 AM 8:53
FELIX Z. WILSON II REGIS
DAVIDSON COUNTY, TN.

No. 1005979