STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,790.00

Charles E Rhoten
Affiant

My Commission Expires: 4/21/96

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 1996.

Deanne M. Cathey
Notary Public

(AFFIX SEAL)

WARRANTY DEED

BOOK 9963PG403

THIS INSTRUMENT PREPARED BY:
Bobby D. Davis, Attorney
Madison Title Company
101 Shepherd Hills Drive
Madison, Tennessee 37115

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Charles E. Rhoten, etux 136 Fairways Drive Hendersonville, TN 37075	SAME AS NEW OWNERS	Map 53-16, Part Parcels 62 & 143

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, **JOHN H. GARNER, a single man**, (the "Grantor") have this day bargained and sold, and do hereby transfer and convey unto the said **CHARLES E. RHOTEN and wife, CAROLE F. RHOTEN** (the "Grantees"), their successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

A tract of land in the City of Lakewood, Davidson County, Tennessee, being parts of Parcels 143 and 62 and Tax Map 53-16 and being more particularly described according to a survey of Ragan-Smith-Associates, Inc. dated February 20, 1996, as follows:

BEGINNING at an iron pin on the northerly right-of-way of Pitts Avenue, said pin being S 66 deg. 03' 04" E, 119.15 feet from the common corner of Parcels 61 and 143 as measured along the northerly right-of-way line of Pitts Avenue and also being the common corner of Parcels 143 and 62, Tax Map 53-16; thence;

1) N 23 deg. 56' 56" E, 25.00 feet to an iron pin at the beginning of a curve; thence,

2) With said curve to the left (radius of 364.83 feet) northeastwardly a distance of 111.43 feet to an iron pin and having a chord bearing and distance of N 15 deg. 11' 56" E, 110.997 feet; thence,

3) N 6 deg. 26' 56" E, 32.85 feet to an iron pin; thence,

4) N 69 deg. 02' 02" W, 137.02 feet to an iron pin in the common line between Parcels 61 and 143; thence,

5) With the common line between Parcels 61 and 143, N 8 deg. 19' 16" E, 14.44 feet to an existing iron pipe by cut-off metal fence post; thence,

6) Continuing with common line, N 15 deg. 19' 49" E, 979.08 feet to a metal fence post in the south line of Parcel 213, Tax Map 53-12 owned by City of Lakewood (City Hall) recorded in Deed Book 4078, page 644, R.O.D.C., Tennessee; thence,

7) With the south line of Parcel 213, N 78 deg. 33' 11" E, 15.02 feet to a metal fence post in the south right-of-way line of Seaboard Systems Railroad (formerly Tennessee Central Railroad); thence,

8) With said southerly right-of-way line of railroad, S 50 deg. 03' 06" E, 664.71 feet to a metal fence post at the northwesterly corner of Parcel 63, Tax Map 53-16 owned by City of Lakewood as of record in Book 4320, page 620, R.O.D.C., Tennessee; thence,

9) With the westerly line of Parcel 63 and the easterly line of Parcel 62 S 26 deg. 48' 00" W, 638.50 feet to a metal fence post, common corner of Parcels 63 and 127; thence,

10) With the west line of Parcel 127, S 24 deg. 51' 45" W, 148.65 feet to an iron pin, northeast corner of Parcel 152 owned by Alice F. Mays as of record in Book 9796, page 899, R.O.D.C., Tennessee; thence,

11) With the north line of Parcel 152, N 66 deg. 03' 04" W, 62.00 feet to an iron pin; thene,

12) With a line severing Parcel 62, N 69 deg. 02' 03" W, 121.03 fet to an iron pin; thence

13) S 23 deg. 56' 56" W, 173.68 feet to an iron pin on the northerly right-of-way line of Pitts Avenue; thence,

14) With the northerly right-of-way line of Pitts avenue, N 66 deg. 03' 04" W, 120.00 feet to the point of beginning and containing 513,905 square feet or 11.798 acres.

Being part of the same property conveyed to John H. Garner etux, Rebecca Garner, by deeds of record in Book 1199, page 504 and Book 7575, page 764, Register's Office, Davidson County, Tennessee. The said Rebecca Garner having since died, property now vests solely in John H. Garner.

This is unimproved property.

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 covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein.

We further covenant and bind ourselves, our 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 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 28th day of February, 1996.

John H. Garner

JOHN H. GARNER

BOOK 9963 PG 405

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, John H. Garner, a single man, the within named bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 28th day of February, 1996.

Diane M. Cathey
NOTARY PUBLIC

My Commission Expires: 4/21/96

DIANE M. CATHEY NOTARY PUBLIC DAVIDSON COUNTY, STATE OF TENNESSEE

0155401

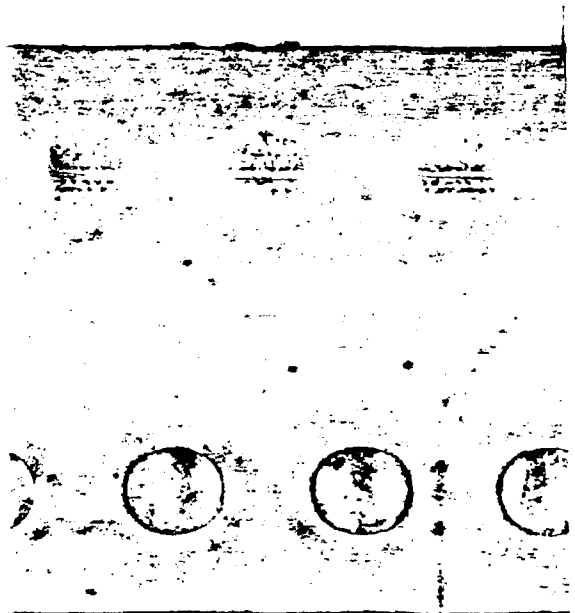
IDENTIF. & REFERENCE

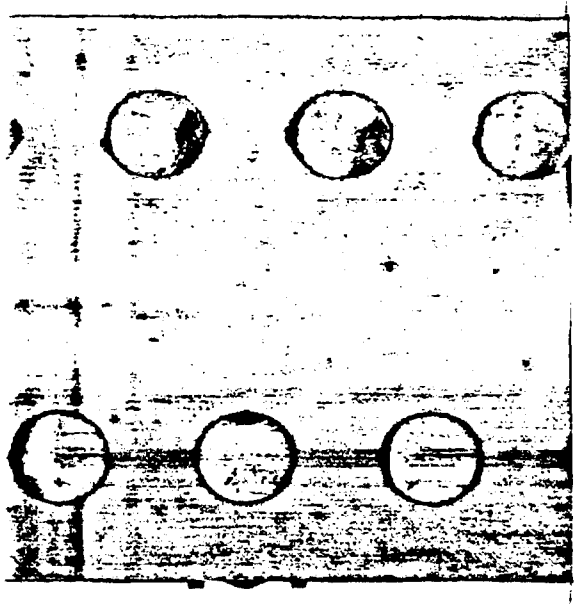
MAILENV.

96 MAR -1 AM 10:17

FELIX Z. WALSH REGISTER
DAVIDSON COUNTY, TN.

3357 03/01 0101 03CHECK 667.16





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9963PG406

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 176790.00
CON TX 654.16
PRFEE 1.00
WDEED 12.00
TOTAL 667.16
CHECK 667.16

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0155401
IDENTIF. ↑ REFERENCE

96 MAR -1 AM 10:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1011486