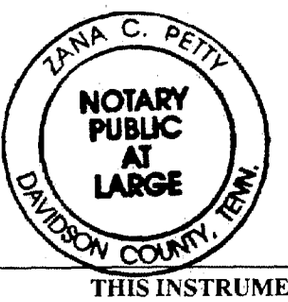
BOOK 9964 PG 316 FILE BOX 45

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February 19 96

Notary Public

MY COMMISSION EXPIRES: February 26, 1996
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Calvin Golter	Prime Mortgage Brokers, Inc.	MAP 23
(NAME)	(NAME)	
2382 Claylick Road	110 Glancy Square, #108	PARCEL 9
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(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, William E. Brewer and wife, Bonnie L. Brewer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Calvin Golter, unmarried

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:

A tract of land in the 10th, formerly the 22nd Civil District of Davidson County, Tennessee, and described according to a copy of a survey made by Lewis D. Justice, Surveyor, December 7, 1945, as follows:

BEGINNING at a point in the north margin of Clay Lick Road, at the southeast corner of a tract of 4.19 acres conveyed to Jack C. Hand and wife, by deed of record in Book 1340, Page 382, Register's Office for Davidson County, Tennessee, thence along Hand's line, North 32 deg. 20' East 280 feet to a stake; thence South 57 deg. 40' East 153 feet to a stake in the west line of property of A.B. Hamer; thence with Hamer's west line, South 6 deg. 20' West 315 feet to a post in the north margin of Clay Lick Road; thence with margin of the same, North 57 deg. 40' West 287 feet to the point of beginning.

INCLUDED IN THE ABOVE REFERENCED PROPERTY, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING LAND CONVEYED TO THE STATE OF TENNESSEE BY WARRANTY DEED OF RECORD IN BOOK 4506, PAGE 11, SAID REGISTER'S OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a point in the center of Clay Lick Road said point being James W. Clouse's southeast corner, thence with Clouse's southeast boundary line North 36 deg. 30' East 55 feet more or less to a point; thence South 61 deg. 10' 10"

CONTINUED

unimproved ( )
This is improved (X) property, known as 2382 Claylick Road, Whites Creek, TN 37189
(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 our hand s this 28th day of February 19 96

William E. Brewer

Bonnie L. Brewer

BOOK 9964 PG 317

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 William E. Brewer and wife, Bonnie L. Brewer

the bargainor S with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of February, 1996.

Commission expires February 26, 1996

Notary Public

ZANA C. PETTY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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

0155637
IDENTIF. & REFERENCE

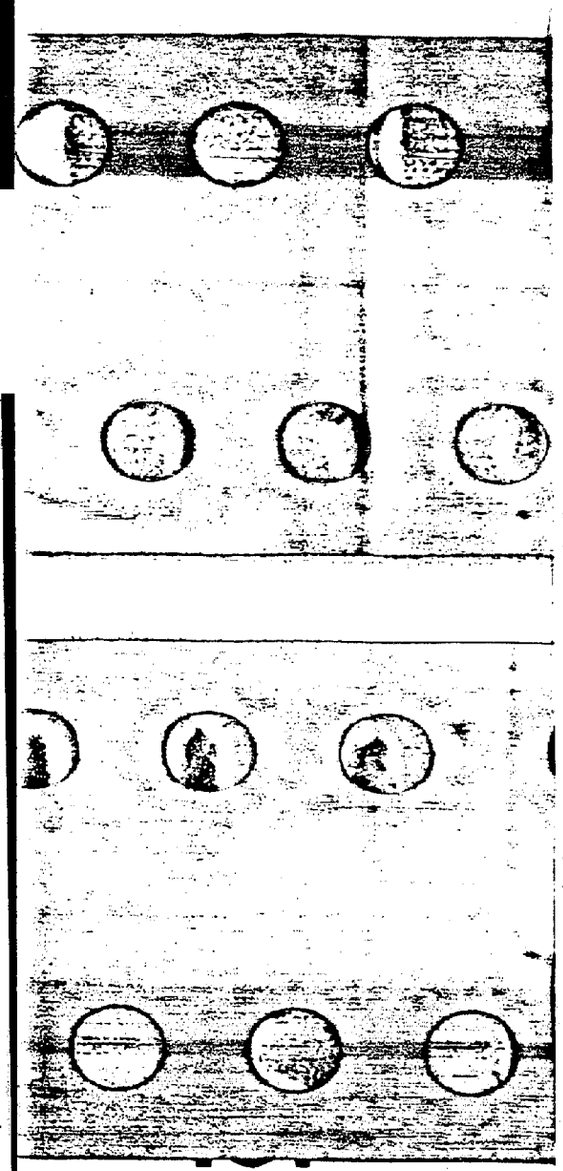
96 MAR -1 PM 2:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

LEGAL DESCRIPTION CONTINUATION

East 158 feet more or less to the beginning of a curved line to the left which is at all points 40 feet northeast of the center line of proposed relocation of Clay Lick Road, thence with said curved line southeastwardly 92 feet more or less to a point in D.B. Luster's west boundary line, thence with said boundary line South 4 deg. 30' West 70 feet more or less to the center of said road; thence with said road northwestwardly 285 feet more or less to the point of beginning.

BEING the same property conveyed to William E. Brewer and wife, Bonnie L. Brewer by deed from James W. Clouse and wife, Mamie L. Clouse, of record in Book 8948, Page 862, Register's Office for said County.

3600 03/01 0101 03CHECK 303.45



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

RECEIVED OF _____

FOR _____

BOOK 9964 PG 319

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	78500.00
CON TX	290.45
PRFEE	1.00
WDEED	12.00
TOTAL	303.45
CHECK	303.45

03/01/96 01 14:11 0001 3600

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0155637
IDENTIF. & REFERENCE

96 MAR -1 PM 2:10

FELIX Z. WILSON II REGIS
DAVIDSON COUNTY, TN.

No. 1011726