Box 36

WARRANTY DEED

BOOK 9976 PG 693

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

Delores H. Carter
Affiant

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

Frank H. Carter
Notary Public

NOTARY PUBLIC AT LARGE Douglas A. Brace My Commission Expires January 24, 1998

MY COMMISSION EXPIRES: January 24, 1998
NOTARY PUBLIC (OFFICIAL)
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Ortale, Kelley, Herbert, et a, 231 Public Square, Ste. 205, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Magnolia Construction Co., Inc.	Magnolia Construction Co., Inc.	142-69
(NAME)	(NAME)	
	4503 Harding Road	
(ADDRESS)	(ADDRESS)	
	Nashville, TN 37205	
(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, Frank H. Carter and wife, Delores H. Carter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Magnolia Construction Co., Inc.

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 Davidson County, Tennessee being two tracts of land in the 9th (formerly the 14th) Civil District of said County, described as follows:

TRACT 1: Beginning at a stake in the center of Harding Road, G.E. Horn's northeast corner; running thence with the center of said road northeastwardly 100 feet to a stake; thence at right angles to said road southeastwardly 440 feet to a stake; thence at right angles southeastwardly 300 feet to a stake, Allison's northeast corner and McKay's southeast corner; thence with the McKay and Tidwell lots, norwestwardly about 200 feet to Etherage corner; thence with the southeasterly line of Etherage and Horn's, northeastwardly to Horn's southeast corner; thence with his line northwestwardly 240 feet to the beginning, containing 2.10 acres, more or less.

TRACT 2: Beginning on the southeasterly margin of Richland or Harding Pike at the northwest corner of a 50-foot lot conveyed to J.D. Kirk and wife, by deed of record in Book 412, page 532, said Register's Office; thence with the margin of said pike, S 49° W 80 feet to Mrs. Brown's corner; thence with her northerly line in a southeasterly direction, 240 feet, more or less, to her northeast corner; thence N 49° E, 125 feet to the northeast corner of said Kirk lot; thence with the northerly line of said Kirk lot, N 55° W, 240 feet to the beginning.

CONTINUED

unimproved (X)
This is improved ( ) property, known as _____
(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 12th day of March 19 96

Frank H. Carter
Frank H. Carter

Delores H. Carter
Delores H. Carter

BOOK 9976 PAGE 694

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank H. Carter and wife, Delores H. Carter

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 Franklin, this 12th day of March 19 96.

Commission expires

NOTARY PUBLIC AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

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

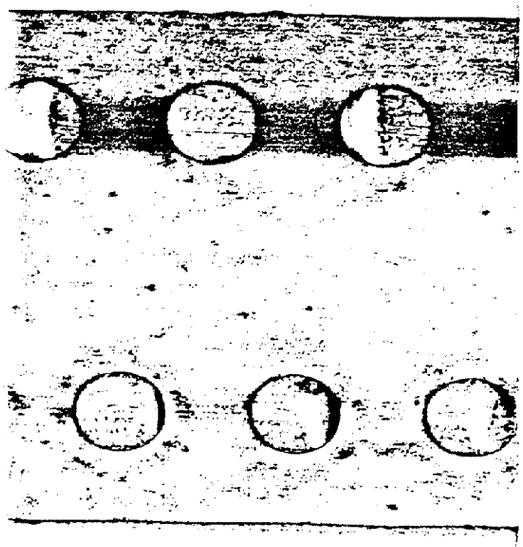
LEGAL DESCRIPTION CONTINUATION

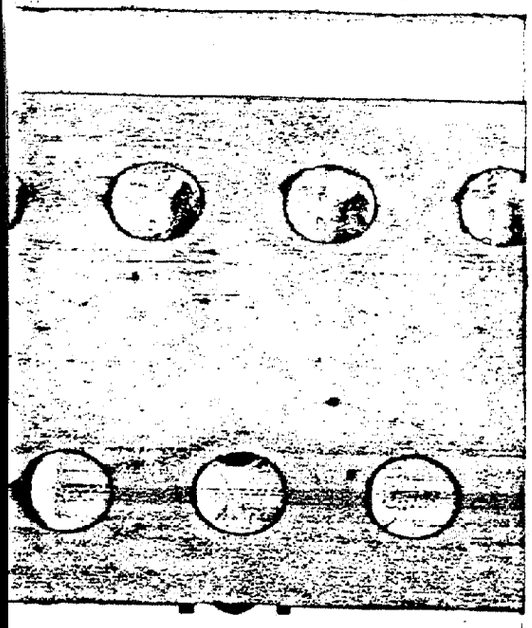
Being the same property conveyed Frank H. Carter and wife, Delores H. Carter by deed from Emily A. Larkin, of record in Book 8109, page 634, Register's Office for Davidson County, Tennessee.

96 MAR 12 PM 3:27
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0159342
IDENTIF. & REFERENCE

7608 03/12 0101 03CHECK 656-50





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

RECEIVED OF _____

FOR _____

BOOK 9976 PG 695

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
175000.00
CON TX 647.50
PRFEE 1.00
WDEED 8.00
TOTAL 656.50
CHECK 656.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/12/96 01 15:28 0001 7600

0159342
IDENTIF. ↑ REFERENCE

96 MAR 12 PM 3:28
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1015692