WARRANTY DEED

PREPARED BY:

C. Patterson Cron, Attorney
175 East Main Street
Hendersonville, TN 37075
(615) 822-0030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $31,000.00.

Affiant

Sworn to and subscribed before me on this the 6th day of March, 1996.

NOTARY PUBLIC
My Commission Expires: 3/27/99

MORTGAGEE:
NATIONSBANK OF TENNESSEE, N.A.
3401 West End Avenue Suite 360
Nashville, Tennessee 37203

Address New Owner:
Scott E. Tobitt and
wife, A. Michele Tobitt
7979 Old Springfield Hwy.
Goodlettsville, TN 37075

Send Tax Bills to:
New owner

Map-Parcel
12-128

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, WE, DAVID DAVIDSON and wife, KAREN C. DAVIDSON, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto SCOTT E. TOBITT and wife, A. MICHELE TOBITT, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1 on the Plan of Bakers Fork Estates, of record in Plat Book 6900, page 761, Register's Office for Davidson County, Tennessee, described according to a survey by R. L. Montoya, dated September 7, 1988, as follows, to-wit:

Beginning at an existing concrete monument in the westerly right-of-way margin of Old Dickerson Pike and located approximately 696 feet more or less south of Bakers Station Road as measured along said westerly margin; thence with said westerly margin south 34 deg. 11 min. 58 sec. East, 130.00 feet to an existing iron pin; thence leaving said westerly margin South 66 deg. 55 min. 27 sec. West, 638.39 feet to an existing iron pin; thence, North 05 deg. 51 min. 38 sec. West, 200.00 feet to an existing concrete monument; thence, North 75 deg. 29 min. 29 sec. East, 554.38 feet to the point of beginning, containing 2.32 acres, more or less.

Being the same property conveyed to David Davidson and wife, Karen C. Davidson, by deed from Scott E. Tobitt and wife, Ann M. Tobitt, of record in Book 9545, page 921, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 1996 Davidson County taxes have been prorated and will be paid by the Grantee when due.

2) Plan of record in Plat Book 6900, page 761, said Register's Office.

3) Restrictive covenants contained in instrument of record in Book 6882, page 161, said Register's Office.

4) Right of way to Davidson County of record in Book 1634, page 623, said Register's Office.

5) Right of way to Southern Bell of record in Book 1118, page 463, said Register's Office.

This is unimproved property known as Lot 1 Bakers Fork Estate, Goodlettsville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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.

WITNESS our hands this the 6th day of March,1996.

DAVID DAVIDSON

KAREN C. DAVIDSON

STATE OF TENNESSEE

8264 03/14 0101 03CHECK 123.70

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, David Davidson and wife, Karen C. Davidson the bargainors with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this the 6th day of March, 1996.

Charles P. Cross

NOTARY PUBLIC

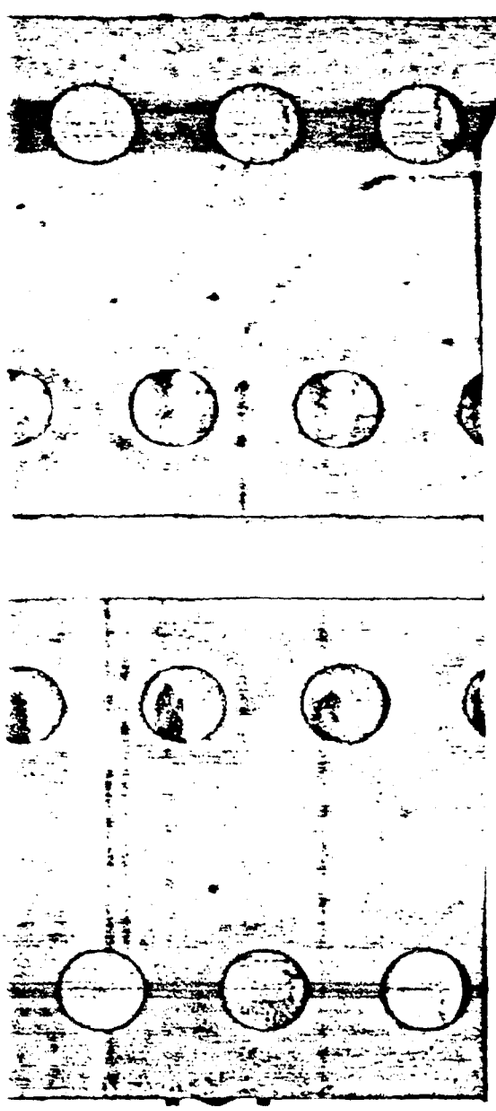
My Commission Expires: 3-27-99

0159955 IDENTIF. ↑ REFERENCE

96 MAR 14 AM 9:32

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

Deed 0078 705



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

RECEIVED OF _____

FOR _____

BOOK 9978 PG 704

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	31000.00
CON TX	114.70
PRFEE	1.00
WDEED	8.00
TOTAL	123.70
CHECK	123.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 8264

0159955
IDENTIF. ↑ REFERENCE

96 MAR 14 AM 9:32
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1016337