THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

Warranty Deed

BOOK 9985 PG 797

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Don S. Davis, et al 877 Cabana Beach Road Gulf Shores, AL 36542	Same as New Owner	Map 26-13 Parcel 67 Field Book GO03763

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 all of which is hereby acknowledged, ANITA C. WOOTTEN CARTER, a single woman, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto DON S. DAVIS and LORRIE F. BENNETT, as joint tenants, with survivorship obtaining, hereinafter referred to as the "GRANTEES", the survivor's heirs or their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 24 on the Plan of Goodlettsville Heights, Section 7, as found of record in Book 4175, page 72, Register's Office for said County.
>
> Said Lot No. 24 fronts 145.11 feet on the northerly side of Draper Circle and runs back between parallel lines 267.08 feet on the westerly line and 315.60 feet on the easterly line to a line in the rear measuring 109.60 feet thereon.
>
> Being the same property conveyed to Anita C. Wootten Carter by deed of record in Book 8880, page 666, Register's Office for Davidson County, Tennessee.
>
> The mailing address for the said property is 311 Draper Circle, Goodlettsville, Tennessee 37072.
>
> The property description, as hereinabove set forth, is the same as that contained in the previous deed of record.

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, the survivor's heirs or their assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1996, which are a lien but not yet due and payable.
2. 1995 State and County taxes and City of Goodlettsville taxes, which are unpaid, but which will be paid by the GRANTOR, in full, without proration.
3. Restrictive covenants contained in an instrument of record in Book 4351, page 791, Register's Office for Davidson County, Tennessee.
4. Any and all matters as shown on the Plan of Goodlettsville Heights, Section 7, of record in Book 4175, page 72, Register's Office for Davidson County, Tennessee, including minimum building setback lines, easements and other matters of record.

And I, the GRANTOR, do further covenant and bind my myself, my heirs and personal representatives to warrant and forever defend the title to the said land unto the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

ANITA C. WOOTTEN CARTER, the GRANTOR hereunder, is one and the same person as ANITA C. WOOTON, a/k/a ANITA C. WOOTTEN, a/k/a ANITA C. WOOTTON CARTER.

By their signatures hereto, the GRANTEES, DON S. DAVIS and LORRIE F. BENNETT understand and agree that they shall own and hold title to the real property, hereinabove described, as joint tenants, with survivorship obtaining and not as tenants in common-that is, in the event of the death of either of them, the survivor shall own and hold title to the said property in fee simple, without any right, claim or demand on the part of the decedent's estate.

SERILDA LOUISE DAVIS, wife of DON S. DAVIS, joins in this conveyance to convey any and all right, title or interest which she may have in the said property, marital or otherwise.

This conveyance is made as a deed in lieu of foreclosure on a Deed of Trust executed by Anita C. Wooton, a single woman, to Homer R. Ayers, Trustee, of record in Book 7133, page 785, Register's Office for Davidson County, Tennessee, to secure to Don Davis one note dated February 1, 1987 in the original principal amount of Fifty Thousand Dollars ($50,000.00), with interest thereon at the rate of 8.5% per annum due and payable, if not sooner paid, on April 2, 1988.

WITNESS our hands on the day and date acknowledged below.

"GRANTOR"

Anita C. Wootten Carter

ANITA C. WOOTTEN CARTER,
a/k/a ANITA C. WOOTON,
a/k/a ANITA C. WOOTTON CARTER

"GRANTEES"

Don S. Davis

DON S. DAVIS

Serilda Louise Davis

SERILDA LOUISE DAVIS

Lorrie F. Bennett

LORRIE F. BENNETT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DON S. DAVIS and SERILDA LOUISE DAVIS, 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.

and Anita C. Wootten Carter

WITNESS my hand, at office, this the 19th day of March, 1996.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES:
SEPTEMBER 17, 1997

96 MAR 21 AM 8:57

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

0162236
IDENTIF. & REFERENCE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LORRIE F. BENNETT, 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, at office, this the 19th day of March, 1996.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES:
SEPTEMBER 17, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

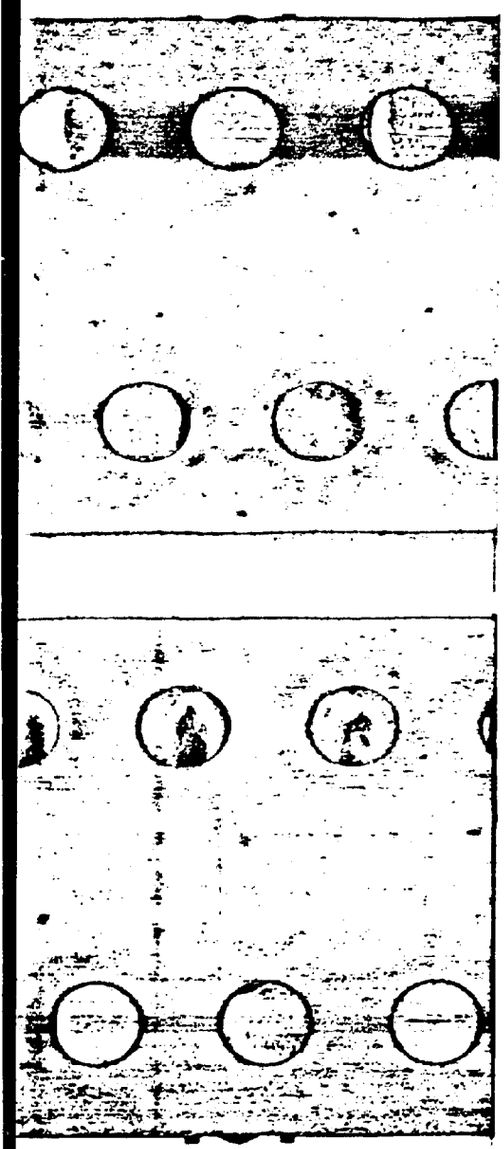
Affiant

Sworn to and subscribed before me, this the 19th day of March, 1996.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES:
SEPTEMBER 17, 1997

0719 03/21 0101 03CHECK 383.00



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

RECEIVED OF _____

FOR _____

BOOK 9985 PG 800

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 100000.00
CON TX 370.00
PRFEE 1.00
WDEED 12.00
TOTAL 383.00
BANK 383.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/21/96 01 08:59 0001 0719

0162236
IDENTIF. ↑ REFERENCE

96 MAR 21 AM 8:57
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1018763