BK/ 9993 PG 915

This Instrument Prepared By:
Gibson & Gregory
Suite 600, 200 Fourth Avenue, North
Nashville Tennessee 37219

Box 40-A

ADDRESS NEW OWNER:
William Barton Stump and wife,
Jennifer R. Stump
4647 Dowdy Drive
Antioch, Tennessee 37013

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 181
PARCEL 209

MORTGAGEE:
NationsBank of Tennessee, N.A.
One NationsBank Plaza
Nashville, Tennessee 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the herein named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, James E. Edens, unmarried ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto William Barton Stump and wife, Jennifer R. Stump ("Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as shown on Exhibit "A" attached hereto and incorporated herein by reference.

Janice Edens joins in the execution of this instrument to convey her interest in the Property as spouse of James E. Edens.

This is unimproved property known as 6301 Pettus Road, Antioch, TN 37013.

This conveyance is made subject to real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantees, their heirs, successors and assigns, forever; and Grantor does covenant with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, successors and representatives, to warrant and forever defend the title to the Property to Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

0164866
IDENTIF. ↑ REFERENCE

96 MAR 28 AM 10:57
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

Witness my hand this the 27th day of March, 1996.

James E. Edens

Janice Edens

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James E. Edens and wife, Janice Edens, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 27th day of March, 1996.

NOTARY PUBLIC

My Commission Expires: 9/18/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $60,000.00.

AFFIANT

Subscribed and sworn to before me
this 27th day of March, 1996.

NOTARY PUBLIC

My Commission Expires: 9/18/99

EXHIBIT "A"

BOOK 9993PG917

TRACT 3

Land in the Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor, #823 dated July 13, 1993 and known as Job no: 930091 more particularly described as follows:

Beginning at an iron pin in the center of a 50 foot ingress-egress and utility easement, said point of beginning being 1151.06 northerly as measured along the centerline of the said easement from the northerly margin of Pettus Road, said point of beginning also being the Northwest corner of Tract 2 of the J. D. Stevens Pettus Road division and the Southwest corner of the herein described Tract 3 of said division, said point of beginning also being in the easterly line of Tract 18 of said division; thence with the center of the said 50 foot joint use ingress-egress and utility easement and with the easterly line of said Tract 18 of said Stevens Pettus Road division and with a curve to the left having a radius of 1,200.46 feet and a long chord of 345.98 feet, said chord having a bearing of North 04 degrees 06 minutes 42 seconds West a distance along the curve of 347.04 feet to an iron pin; thence leaving the center of the said 50 foot joint use ingress-egress and utility easement and with the southerly line of Tract No. 4 of the J. D. Stevens Pettus Road division South 86 degrees 00 minutes 50 seconds East 696.00 feet to an iron pin; thence leaving Tract No. 4 of said Stevens Pettus Road division South 02 degrees 50 minutes 24 seconds West 325.46 feet to an iron pin; thence with the northerly line of the Truman Setliffe property of record in Book 8623, page 163, R.O.D.C., TN. North 86 degrees 40 minutes 29 seconds West 200.00 feet to an iron pin; thence with the northerly line of Tract No. 2 of said J. D. Stevens Pettus Road division North 87 degrees 53 minutes 07 seconds West 454.11 feet to the point of beginning, containing 5.10 acres more or less.

Being the same property conveyed to James E. Edens by deed from J. D. Stevens, Trustee, with full power to mortgage, sell, transfer and convey without the necessity of joinder of any beneficiary, of record in Book 9518, page 343, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

3567 03/29 0101 03CHECK 235.00

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

RECEIVED OF _____

FOR _____

BOOK 9993 PG 918

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 60000.00
				CON TX 222.00
				PRFEE 1.00
				MDEED 12.00
				TOTAL 235.00
				CHECK 235.00
			03/28/96 01	11:01 0001 3567

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0164866 IDENTIF. ↑ REFERENCE

96 MAR 28 AM 10:58

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1021583