0172189

IDENTIFICATION REFERENCE

SEND TAX STATEMENT TO:
Jackson R. Moore
5128 Whites Creek Pike
Whites Creek, Tennessee 37215

Prepared by:
Rick G. Mansfield
Bragg, Mansfield & Stegall
110 South Maple Street
Murfreesboro, TN 37190

MAP: 30
PARCEL: 46

BK/PG 10018/97

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY THOUSAND and NO/100 DOLLARS (80.000.00) paid and to be paid as follows: SIXTEEN THOUSAND and NO/100 DOLLARS, ($16.000.00) cash in hand paid of even date, and a note of even date for SIXTY-FOUR THOUSAND and NO/100 DOLLARS, (64.000.00), I, ANNIE L. RUSSELL, have bargained and sold and by these presents do transfer and convey unto the said JACKSON R. MOORE, an unmarried man, his heirs and assigns, a certain tract or parcel of realty lying and being in the Fourteenth (14th) Civil District of Davidson County, Tennessee, of record in the Davidson County Register of Deeds at Book 1165, Page 227, more fully described below, to wit:

Property lying in formerly the 14th Civil District, bounded on the east by Whites Creek Pike, on the south by properties belonging to R. L. Montgomery of record in Deed Book 4043, page 489; Thomas Webb of record in Deed Book 5114, page 218; and Vera Webb of record in Deed Book 8848, page 867; bounded on the west by Claude Byrum of record in Deed Book 7207, page 490; bounded on the north by F. Chapman property as recorded in Deed Book 8486, page 445; and by Raymond Shelton of record in Deed Book 6706, page 906; which has the address of 5128 Whites Creek Pike, Whites Creek, Tennessee, together with all improvements and all appurtenances thereunto belonging, all hereinafter referred to as the Property and more specifically described as follows:

> Beginning on an iron pin on the west margin of Whites Creek Pike approximately 1,423' south of the intersection of White's Creek Pike and Bear Hollow Road; said pin is the common corner between R. Shelton and Mrs. Annie Russell and the northeast corner of this tract and the southeast corner of Shelton; thence with margin of Whites Creek Pike S-24° 23' 00"-E, 362.35' to an iron pin on the west margin of White's Creek Pike, the southeast corner of the herein described tract, and the northeast corner of Montgomery; thence leaving said pike with Montgomery's north line and also following T. Webb's line S-73° 13' 50"-W, 563.51' to an iron pin; thence N-8° 35' 44"-W, 247.08' to an iron pin by a 15" Hackberry; thence S-82° 38' 50"-W, 219.22' to an iron pin in a small rock pile at T. Webb's northwest corner, and V. Webb's northeast corner; thence S-89° 27' 20"-W, 214.43' to an iron pin set by an old, dead, 12" oak snag in C. Byrum's line on the top of the ridge; thence up the crest of the ridge the following, N-13° 39' 13"-W, 101.98' to an iron pin; thence N-19° 49' 06"-W, 99.82' to an iron pin; thence N-39° 13' 24"-W, 75.01' to an iron pin; thence N-38° 58' 27"-W, 90.13' to an iron pin in F. Chapman's line, the northwest corner of this tract and the northeast corner of C. Byrum; thence with Chapman's south line and also joining Shelton's south line S-78° 16' 14"-E, 1,119.52' to an iron pin on the west margin of White's Creek Pike, the point of beginning and containing 10.24 Acres, more or less according to a survey by Galyon W. Northcutt, RLS #1529.
>
> Included in the above described tract is an easement approximately fifteen (15') in width and granted to Nashville Gas Company for two gas lines to cross this property. The centerline of said easement begins at a point in the south property line 446.61' S-73° 13' 50"-W from an iron pin at the southeast corner of this property and on the west margin of Whites Creek Pike; then N-16° 40' 02"-W, 574.28' to the point at which the easement exits the property on the north property line at the distance of 451.92' from an iron pin at the northeast corner of this property and on the west margin of Whites Creek Pike; thence N-16° 40' 02"-W, 574.28' to the point at which the easement exists the property on the north property line at a distance of 451.92' from an iron pin at the northeast corner of this property.

POSSESSION UPON delivery of deed.

TO HAVE AND TO HOLD said real estate, together with all of the apurtenances, estate, and title thereuto belonging unto the said JACKSON R. MOORE, his heirs and assigns, forever.

I do covenant with the said grantees that I am lawfully seized and possessed of said parcel of real estate, and that I have a good right to convey the same and that it is unemcumbered, except those encumbrances of record including those recorded at Book 1334 - Page 76, Book 7505 - Page 831, Book 8248 - Page 984, Book 8389 - Page 602, Register's Office Davidson County, Tennessee.

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

WITNESS my hand this 10th day of April, 1996. BOOK 10018 PG 98

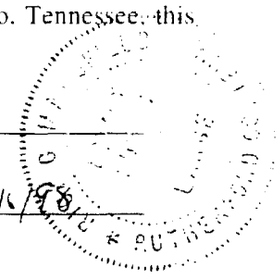
Annie L Russell
ANNIE L. RUSSELL

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public, in and for said county and state, the within named ANNIE L. RUSSELL, with whom I am personally acquainted and who acknowledged that she executed the foregoing Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office in Murfreesboro, Tennessee, this 10th day of April, 1996.

Ruth G. Mayfield
Notary Public
My commission expires: 12/16/98



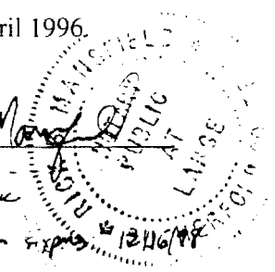
AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $80,000 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Annie L. Russell
AFFIANT

Sworn to and subscribed before me, this the 10th day of April 1996.

Ruth G. Mayfield
~~Register~~
NOTARY PUBLIC
My commission expires 12/16/98



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10018 PG 99

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

CONT	30000.00
CON TX	296.00
PRFEE	1.00
MISC	5.00
[illegible]	3[illegible].00
[illegible]	265.00
[illegible]	[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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96 APR 17 AM 8:53

No. 1029341