BOOK 10025 PG 16

THIS INSTRUMENT WAS PREPARED BY:

STINNETT & WILKINSON
Attorneys at Law
106 Frey Street
Ashland City, Tennessee 37015

File No. 3579

ADDRESS NEW OWNER(S):

Dan Cundiff et ux
P.O. Box 633
Ashland City, TN 37015

SEND TAX BILLS TO:
Same

MAP: 178
PARCEL: 38

3750 04/24 0101 03CHECK 177.65

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **TODD M. HAYLETT and wife, SHANNON D. HAYLETT,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DAN CUNDIFF and wife, DEBORAH CUNDIFF,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land located in the 9th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the Ninth Civil District of Davidson County, Tennessee, on the west side of Highway No. 96, as shown on an unrecorded map prepared by Barge, Waggoner & Sumner dated June 26, 1970, and being more particularly described as follows:

BEGINNING at a point on the westerly margin of Highway No. 96, said point being 600.0 feet northwesterly from the intersection of said westerly margin and the northerly line of the property conveyed to Maggie B. Allison as recorded in Book 548, Page 242, Register's Office for Davidson County, Tennessee; thence leaving said westerly margin of Highway 96, in a southwesterly direction parallel to the northerly line of Allison's property, South 54 degrees 30 minutes West 880.5 feet to the center of East Fork Creek; thence in a northerly direction, with the meanders of the centerline of said creek, North 38 degrees 17 minutes West 89.1 feet to the southerly margin of Old Harding Pike; thence leaving said East Fork Creek on a northeasterly direction with the said margin of Old Harding Pike, North 41 degrees 42 minutes East 2.1 feet to the beginning of a curve; thence with said curve to the left, 333.1 feet to a point, said curve having a chord of North 24 degrees 38 minutes East 328.2 feet; thence continuing with said margin of Old Harding Pike, North 7 degrees 34 minutes East 107.8 feet to a point; thence leaving said margin of Old Harding Pike, in an easterly direction, North 57 degrees 69 minutes East 525.0 feet to a point in the westerly margin of Highway No. 96; thence with said westerly margin, in a southeasterly direction with a curve to the left, said curve having a chord of South 35 degrees 36 minutes East 299.8 feet, a length of 300.0 feet to the point of beginning, **containing 5.2 acres, more or less.**

BEING the same property conveyed to Todd M. Haylett, married, by deed from John H. Dillon, married, of record in Book 9528, Page 966, Register's Office for Davidson County, Tennessee. Nancy Dillon, spouse of John H. Dillon, joined in the conveyance to transfer all her right, title or interest in subject property.

Shannon D. Haylett, wife of Todd M. Haylett, joins in this conveyance for the purpose of conveying any and all right, title and interest in and to said property which she may have, marital or otherwise.

This is the same description as in the previous deed of record.

This is unimproved property located at 9599 Highway 96 West, Franklin, Tennessee 37064.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and we do covenant with the said Grantee(s) 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 Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall be the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 23rd day of April, 1996.

Todd M. Haylett

TODD M. HAYLETT

Shannon D. Haylett

SHANNON D. HAYLETT

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STATE OF TENNESSEE]
COUNTY OF CHEATHAM]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **TODD M. HAYLETT and wife, SHANNON D. HAYLETT**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who knowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this 23rd day of April, 1996.

Jean H. Buck
Notary Public

My Commission Expires: 4-9-2000

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STATE OF TENNESSEE]
COUNTY OF CHEATHAM]

The actual consideration or value, whichever is greater, for this transfer is $44,500.00.

Affiant

Sworn to and subscribed before me, this 23rd day of April, 1996.

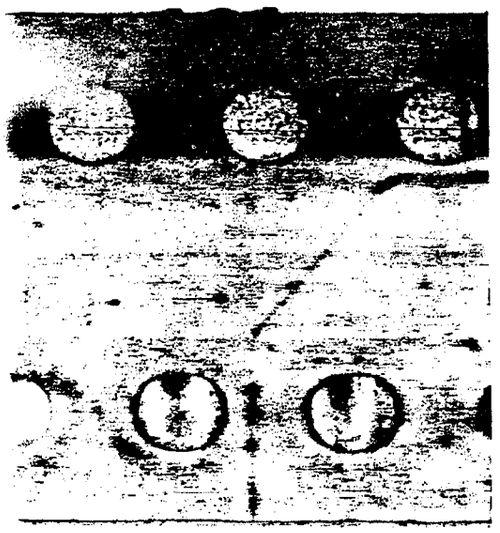
Jean H. Buck
Notary Public

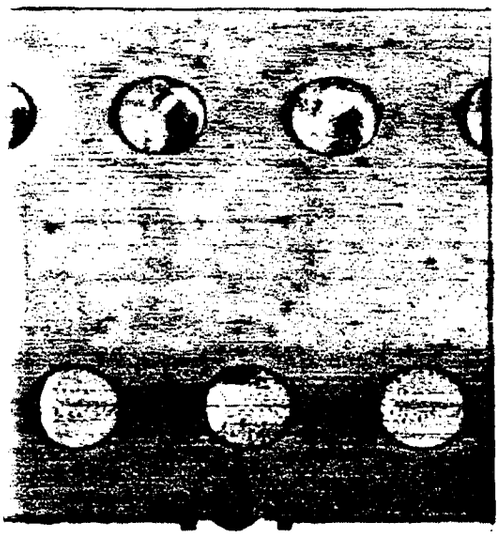
My Commission Expires: 4-9-2000

017402
IDENTIFICATION REFERENCE

96 APR 24 AM 9:33

MAIL ENV





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

RECEIVED OF _____

FOR _____

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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 44500.00
CON TX 164.65
PRFEE 1.00
WDEED 12.00
TOTAL 177.65
CHECK 177.65

04/24/96 01 09:33 0001 3750

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0174402
IDENTIF. ↑ REFERENCE

96 APR 24 AM 9:33
REGISTER
DAVIDSON COUNTY, TN.

No. 1031674