THIS INSTRUMENT PREPARED BY: EAST END TITLE & ESCROW, INC., 405-C TWO MILE PIKE, GOODLETTSVILLE, TN 37072

BASED UPON INFORMATION FURNISHED BY THE PARTIES

WARRANTY DEED

BOOK 10039 PG 45

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
ALBERT U. TIECHE, II 599 Hidden Acres Drive Madison, TN 37115	SAME	MAP 62 PARCEL 99

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 which is hereby acknowledged, JOSEPH E. REDDEN, personally, and JOSEPH E. REDDEN by and through LINDA JOYCE REDDEN, as Attorney-In-Fact, hereinafter referred to as Grantors, do hereby transfer and convey unto ALBERT U. TIECHE, II, AND WIFE, JENNIFER TIECHE, hereinafter called the Grantees, their heirs, successors and assigns, all of our right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 10th Councilmanic District of Davidson County, Tennessee, and described according to an unrecorded survey by Ray G. Cole, Registered Land Surveyor No. 924, dated November 3, 1995, as follows:
Beginning at a point in the center of Hidden Acres Drive, the most northeast corner of this tract, and being the most southeast corner of William Joseph Jackson and wife, Joanne Jackson, Deed Book 9377, page 837, R.O.D.C.T.; thence South 8 deg. 59' 10" East passing a concrete monument at 50.00 feet, a corner to Lot 15, Neely's Bend Acres, Section Two, Plat Book 6200, page 864, R.O.D.C.T., and in all a total of 295.95 feet to an iron pin found, the most southwest corner of Lot 15; thence continuing with said Lot, North 81 deg. 06' 45" East 178.22 feet to an iron pin found, a common corner to Lots No. 14 and 15; thence with Lot 14, South 89 deg. 13' 57" East 135.95 feet to an iron pin found, a corner to said Lot 14; thence South 5 deg. 17' 36" East 85.77 feet to an iron pin found, a corner to Steven B. Parker, Deed Book 7400, page 152, R.O.D.C.T.; thence South 6 deg. 00' 15" East 356.61 feet to an iron pin set; thence continuing with said Parker, South 79 deg. 47' 12" West 110.65 feet to an iron pin found, a corner to said Parker, and a corner to Aaron Adams and wife, Carolyn Adams, Deed Book 9501, page 943, R.O.D.C.T.; thence with Adams and crossing a pond, North 42 deg. 32' 12" West 347.51 feet to a point on the center of a drain culvert; thence continuing with said Adams, South 85 deg. 22' 58" West 394.44 feet to a point in a drain, a corner to said Adams at the edge of the Cumberland River; thence with said River, North 3 deg. 13' 48" West 529.12 feet to a point at the edge of said River and in the center of a drain, a corner to said Jackson; thence with said Jackson for the next three calls as follows: thence with a curve to the left having a radius of 125.20 feet, an arc length of 188.44 feet, and a chord of South 61 deg. 59' 03" East 171.15 feet to a point in a drain; thence North 34 deg. 38' 55" East 33.93 feet to a point in said drain; thence North 82 deg. 16' 35" East passing an iron pin set at 145.20 feet, the top of a bank above drain, and in all a total of 194.73 feet to the beginning, containing 6.73 acres, more or less.

BEING a portion of the same property conveyed to Joseph E. Redden by deeds of record in Book 4543, page 46, and Book 4182, page 546, Register's Office for Davidson County, Tenenssee; the said Redden having since died, property now vests solely in Joseph E. Redden.
This is not the principal residence of the Grantor.

LINDA JOYCE REDDEN executes this instrument as Attorney-In-Fact for JOSEPH E. REDDEN pursuant to Durable Power of Attorney of record in Book 9930, page 703, Register's Office for Davidson County, Tennessee.

INCLUDED in this conveyance is all of the Grantor's right and interest in and to that certain Easement for Ingress and Egress of record in Book 9885, page 626, Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO that certain Easement for Ingress and Egress of record in Book 9501, page 940, Register's Office, Davidson County, Tennessee.

This is improved property known as: 599 Hidden Acres Drive, Madison, TN 37115

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, their heirs and assigns forever; and I 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 the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our signature on this the 1ST day of May, 1996.

JOSEPH E. REDDEN

JOSEPH E. REDDEN

BY: Linda Joyce Redden
LINDA JOYCE REDDEN, ATTORNEY-IN-FACT

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before the undersigned, a Notary Public in and for said County and State, JOSEPH E. REDDEN, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 1ST day of May 1996.

Carolyn Adams
NOTARY PUBLIC

My commission expires: 11/20/96

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA JOYCE REDDEN, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for JOSEPH E. REDDEN and is authorized by JOSEPH E. REDDEN to execute this instrument on his behalf.

WITNESS my hand and official seal on this the 1ST day of May, 1996.

Carolyn Adams
NOTARY PUBLIC

My commission expires: 11/20/96

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

A. A. Tucker II
AFFIANT

Subscribed and sworn to before me this the 1ST day of May, 1996.

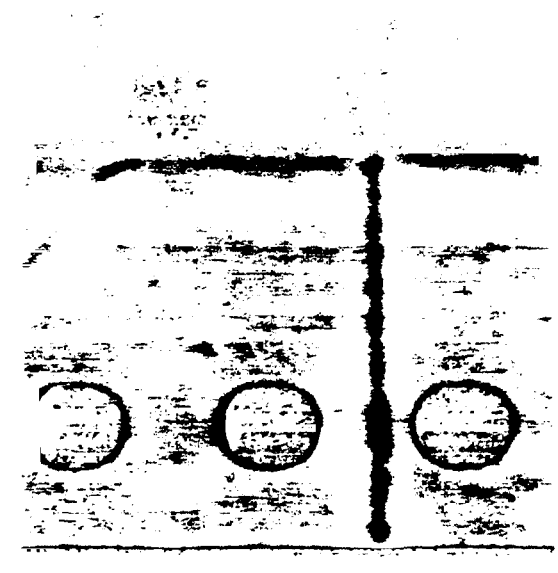
Carolyn Adams
NOTARY PUBLIC

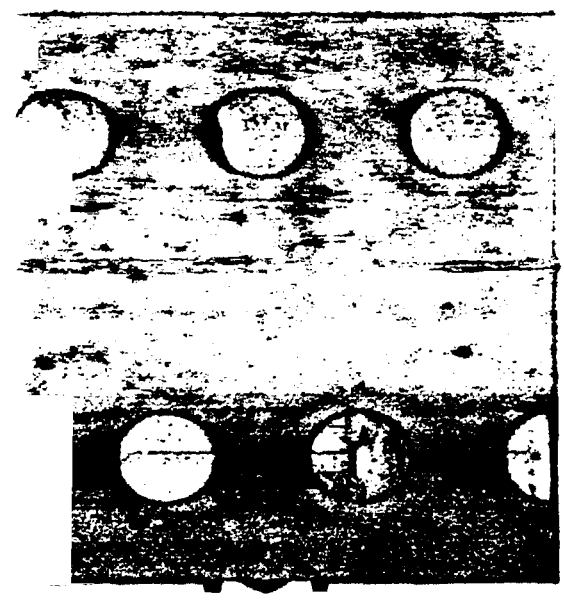
My commission expires: 11/20/96

0178333
IDENTIF. ↑ REFERENCE

96 MAY -3 AM 11:24
FELIA E. ... REGISTER
DAVIDSON COUNTY, TN.

7343 05/03/96 03C4ECK 753.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ pgnw 10039 pg 48

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
	MAMT		200000.00	
	CON TX		740.00	
	PRFEE		1.00	
	WDEED		12.00	
	VOID			
	MAMT		200000.00-	
	CAMT		200000.00	
	TOTAL		753.00	
	CHECK		753.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/03/96 01 11:28 0001 7843

0178333
IDENTIF. ↑ REFERENCE

96 MAY -3 AM 11:28

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1035872