BOOK 10052 PG 872

"THIS DOCUMENT PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES"
"NO TITLE SEARCH PERFORMED"

Send tax bills to:
John D. McCormick
6247 New Hope Rd.
Hermitage, TN. 37076

This instrument prepared by:

Michael W. Ferrell
Attorney at Law
3125 N. Mt. Juliet Rd.
P. O. Box 8
Mt. Juliet, TN 37122

mail

Address of New Owner(s):

Same

Map: 98
Group:
Parcel: 26

Improved: X
Unimproved:

WARRANTY DEED

THIS INDENTURE made and entered into on this the 15th day of May, 1996, by and between CHRISTINE FOSTER, a widow, hereinafter referred to as the GRANTOR, and JOHN D. McCORMICK and wife, LOIS P. McCORMICK, hereinafter referred to as the GRANTEES.

WITNESS, That for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the said GRANTOR has this day bargained and sold and by these presents does transfer and convey unto the said GRANTEES, their heirs and assigns, the following described tract or parcel of land, to-wit:

TRACT 1: Beginning at a point in the southerly margin of Earhart Pike, at the northeast corner of the land owned by Oakley Eakes, thence with the southerly margin of said Pike, easterly 150 feet to a point; thence at right angles southerly 135 feet, more or less, to a point; thence at right angles 150 feet to a point in the easterly line of said Oakley Eakes land; thence at right angles with the easterly line of said Eakes land, northerly 135 feet, more or less, to the southerly margin of Earhart Pike, the point of beginning.

TRACT 2: Being the same triangular corner of land conveyed unto Ben Allen Foster and wife, Christine Foster, by Deed of record in Book 3278, Page 218, Register's Office for Davidson County, Tennessee to which reference is here made for a more complete and accurate description of the said property.

Included within the above-described Tracts 1 and 2 but expressly excluded from this conveyance is the

following property heretofore conveyed unto the State of Tennessee by Deed of record in Book 3372, Page 369, Register's Office for Davidson County, Tennessee:

Beginning at a point in the boundary line between the lands of Oakley Eakes and Ben Allen Foster and in the present West right of way line of Earhart Road, and runs with said right of way line in a Southerly direction on a curve to the left 232 feet to a point in Roy O. Ballentine's west boundary line; thence with said boundary line Southerly 18 feet to a point; thence with a line which runs south and west of parallel to and 30 feet from the centerline of Earhart Road in a Northwest direction 202 feet to a point in the boundary line between the lands of Ben A. Foster and Oakley Eakes; thence with said boundary line Northerly 52 feet to the point of beginning, containing 0.10 acres, more or less.

Tract 1 is a part of the property conveyed to Ben Allen Foster and wife, Christine Foster, by Deed of record in Book 1534, Page 500, Register's for Davidson County, Tennessee. Tract 2 is a part of the property conveyed to Ben Allen Foster and wife, Christine Foster, by Deed of record in Book 3278, Page 218, Register's Office for Davidson County, Tennessee. The said Ben Allen Foster died on February 5, 1994.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging unto the said GRANTEES, their heirs and assigns, forever; and the said GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple; has a good and lawful right to convey same, and that the same is unencumbered.

THE GRANTOR further covenants and binds herself, her 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.

When necessary for a proper construction hereof, the plural case shall be read singularly, and so construed.

WITNESS MY HAND on this the day and date first above written.

Christine Foster
CHRISTINE FOSTER

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public, in and for said County and State, the within named bargainor, CHRISTINE FOSTER, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 15th day of May, 1996.

Donna Carver
Notary Public

My Commission Expires: 7-11-99

STATE OF TENNESSEE
COUNTY OF WILSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $30,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 15th day of May, 1996.

Donna Carver
Notary Public

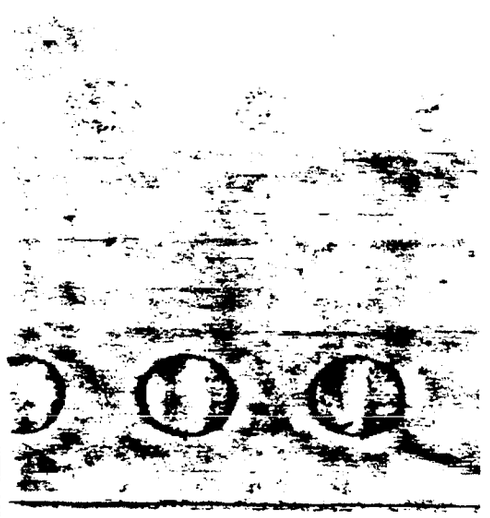
My Commission Expires: 7-11-99

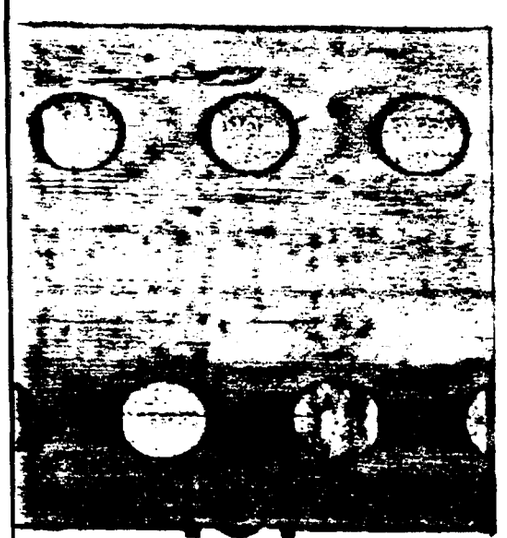
0182735
IDENTIFICATION REFERENCE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____

BOOK 10052 PG 875

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

AMT	30000.00
CON TX	111.00
PRFEE	1.00
WDEED	12.00
TOTAL	124.00
CHECK	124.00

05/17/96 01 10:10 0001 2700

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0182735
IDENTIF. # REFERENCE

96 MAY 17 AM 10:07

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

No. 1040656