0183005

BOOK REFERENCE 10053 PG 951

15

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Charles Wayne Tuberville 3832 OldHickory Boulevard Old Hickory, TN 37138	Same	54-13 Parcel 48

This instrument prepared by: Williams & Prochaska, P.C. (WMC)
L & C Tower
401 Church Street, Suite 2600
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is $36,000.00.

Joe D. Rodgers
Affiant

Subscribed and sworn to before me this 16th day of May, 1996.

Notary Public
My Commission Expires: 7/22/97

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Joe D. Rodgers and wife, Sandra D. Rodgers** (collectively, "Grantor") have bargained and sold, and hereby transfer and convey to **Charles Wayne Tuberville** ("Grantee"), his heirs, successors and assigns, land in Davidson County, Tennessee, generally described as 3832 Old Hickory Boulevard, Old Hickory, Tennessee 37138 being more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, his heirs, successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. Sanitary sewer easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8980, page 25, Register's Office of Davidson County, Tennessee.

3. Easement for the right to operate, maintain and erect telephone lines, etc. over the land in question as set out in an instrument as to easement between Life & Casualty Insurance Company and Southern Bell Tel. and Tel. Co., of record in Book 924, page 121, said Register's Office.

4. Reservation for sewer rights for the common use of other Dupontia Property as set out in the deed from Life & Casualty Insurance Company to R. D. Stanford and wife, of record in Book 972, page 205, said Register's Office.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good and valid right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, her heirs, successors and

assigns against the lawful claims of all persons.

Executed this 16th day of May, 1996.

Joe D. Rodgers

Sandra D. Rodgers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Geri M. Clement, a Notary Public in and for said State and County duly commissioned and qualified, **Joe D. Rodgers and wife, Sandra D. Rodgers**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 17th day of May, 1996.

Notary Public

My Commission Expires:
My Commission Expires
November 27, 1999

Exhibit A

The improved real property conveyed by this Warranty Deed is described as follows:

Being the southeast part of Lot No. 3 on the Map of R. D. Stanford's Subdivision of part of the Lot No. 16 of Subdivision of Section No. 1, of the Life and Casualty Insurance Company's Subdivision of Dabbs and Elliott's Dupontia Property of record in Book 843, page 79 of the Register's Office for Davidson County, Tennessee as follows:

Beginning at a concrete monument at the original corner of Lots Nos. 16 and 17 in the easterly land of Concrete Drive or Old Hickory Boulevard, being the southwest corner of Lot No. 3; thence with the line between Lot No. 3 and Lot No. 17 North 61 degrees east, 142.06 feet to a point; thence northwesterly 79 feet to a point which is 20 feet from one common corner of Lots Nos. 2 and 3; thence westerly along the southerly line of the R. K. Jackson lot to the easterly margin of the Concrete Drive or Old Hickory Boulevard; thence with the line of the same South 48 degrees 29 minutes 85 feet to the point of beginning.

Included in the above described property but expressly EXCLUDED is the following property conveyed to the State of Tennessee by Right-of-Way-Deed of record in Book 4960, page 1, Register's Office for Davidson County, Tennessee, and described as follows:

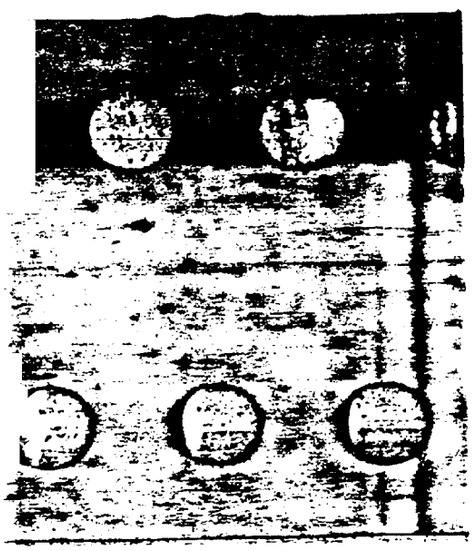
Beginning at the point of intersection of the northeast margin of Old Hickory Boulevard (State Route 45) and the southeast boundary of the H. E. Kobb property; thence along the said boundary northeastwardly 5 feet, more or less to a point; thence south 45 degrees 45 minutes east 85 feet, more or less to a point; thence southwestwardly 5 feet, more or less to a point in the said northeast margin; thence along said northeast margin north 45 degrees 45 minutes west 85 feet, more or less to the point of beginning and containing 415 square feet.

Being the same property conveyed to Joe D. Rodgers by Warranty Deed from Ann Pearl Rodgers of record in Book 6753, page 325, Register's Office of Davidson County, Tennessee. F:\WPFILES\GIANIKAS\TUBERVIL\DOCS\WARRDEED

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

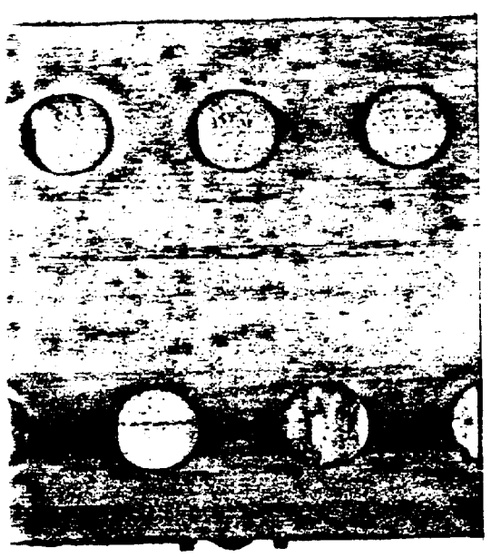
FOR _____

BOOK 10053 PG 953

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
				DAM 38000.00
				DON TX 133.20
				PRFEE 1.00
				MISC 8.00
				TOTAL 142.20
				CHECK 142.20

05/17/96 DL 16:18 0001 3002



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0183005 IDENTIF. # REFERENCE

96 MAY 17 PM 16

REGISTER
DAVIDSON CO. TN.

No. 1040954