INSTRUMENT PREPARED BY:
LOCKERT LAW FIRM
105 SYCAMORE STREET
ASHLAND CITY, TENNESSEE 37015

BOOK 10063 PG 956

WARRANTY DEED

NAME AND ADDRESS OF NEW OWNER: EARL L. MAYO AND WIFE, EVELYN MAYO
SEND TAX STATEMENTS TO SAME 6495 CLARKSVILLE HIGHWAY
MAP 6/0 21, PARCEL 59.00 JOELTON, TENNESSEE 37080

FOR AND IN CONSIDERATION of the sum TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, We, CHARLOTTE ANN BENNETT, JAMES RANDALL MAYO, EARL RICKY MAYO, AND EVELYN MAYO, the heirs of Mai Belle Fentress, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto the said EARL L. MAYO AND WIFE, EVELYN MAYO, the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in 14th Civil District of Davidson County, State of Tennessee, described as follows:

TRACT 1:
BEGINNING at an iron pin at the northeast corner of the Ellis E. Gunter property as recorded in Deed Book 4450, Page 616, Register's Office for Davidson County, Tennessee, said point being in the south right-of-way of Clarksville highway; thence along the south right-of-way of Clarksville Highway S 76 deg. 08' 43" E a distance o 174.18' to an iron pin at the northwest corner of Tract 2 of the Earl L. Mayo property; thence along the west line of Tract 2 S 06 deg. 04' 09" W a distance of 603.05' to an iron pin in the north line of the remainder of the J. E. Fentress property as recorded in Deed Book 1339, Page 505, Register's Office for Davidson County, Tennessee; thence N 71 deg. 36' 32" W a distance of 176.01' to an iron pin in the west line of the aforedescribed Gunter property; thence along said west line of Gunter N 06 deg. 00' 31" E a distance of 589.09' to the point of beginning; containing 2.357 acres, more or less.

TRACT 2:
BEGINNING at an iron pin at the northeast corner of Tract 1 of the Earl L. Mayo property, said point being in the south right-of-way of Clarksville Highway; thence along the south right-of-way of Clarksville Highway S 76 deg. 08' 43" E a distance of 184.54' to an iron pin at the northwest corner of the remainder of the J. E. Fentress property as recorded in Deed Book 1339, Page 505, Register's Office for Davidson County, Tennessee; thence along the west line of said Fentress property S 14 deg. 31' 40" W a distance of 605.13' to an iron pin; thence continuing along the remainder of said Fentress property N 71 deg. 36' 32" W a distance of 96.04' to an iron pin at the southeast corner of Tract 1 of the Earl L. Mayo property; thence along the east line of Tract 1 N 06 deg. 04' 09" E a distance of 603.05' to the point of beginning; containing 1.931 acres, more or less.

AND BEING a portion of the property of record at Deed Book 7885, Page 472; Deed Book 6959, Page 443; Deed Book 1339, Page 505, Register's Office for Davidson County, Tennessee.

EARL L. MAYO, by signing this deed, consents to this conveyance as Executor of the Estate of Mai Belle Fentress, deceased.

THIS DEED is prepared from information of prior deed furnished by Grantors.

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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever 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 MY HAND, this the 29th day of May, 1996.

Charlotte Ann Bennett
CHARLOTTE ANN BENNETT

James Randall Mayo
JAMES RANDALL MAYO

Earl Ricky Mayo
EARL RICKY MAYO

Evelyn Mayo
EVELYN MAYO

Earl L. Mayo (EXECUTOR)
EARL L. MAYO, EXECUTOR

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 bargainors, CHARLOTTE ANN BENNETT, JAMES RANDALL MAYO, EARL RICKY MAYO, AND EVELYN MAYO, the heirs of Mai Belle Fentress, with whom I am personally acquainted (or proved to me on basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

29th WITNESS MY HAND AND OFFICIAL SEAL at Ashland City, Tennessee, this the day of May, 1996.

MY COMMISSION EXPIRES:
May 10, 1998

V. Joyce Loyd
NOTARY PUBLIC

V. JOYCE LOYD NOTARY PUBLIC STATE OF TENNESSEE

BOOK 10063 PG 958

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 EARL L. MAYO, with whom I am personally acquainted, and who upon oath acknowledged himself to be Executor of the Estate of Mai Belle Fentress, deceased, and acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Ashland City, Tennessee, this the 29th day of May, 1996.

MY COMMISSION EXPIRES:
May 10, 1998

V. Joyce Loyd
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

The actual consideration for this transfer or value of the property, (whichever is greater) is $2000.00

Evelyn Mayo
AFFIANT

Sworn to and subscribed before me, this the 29th day of May, 1996.

MY COMMISSION EXPIRES:
May 10, 1998

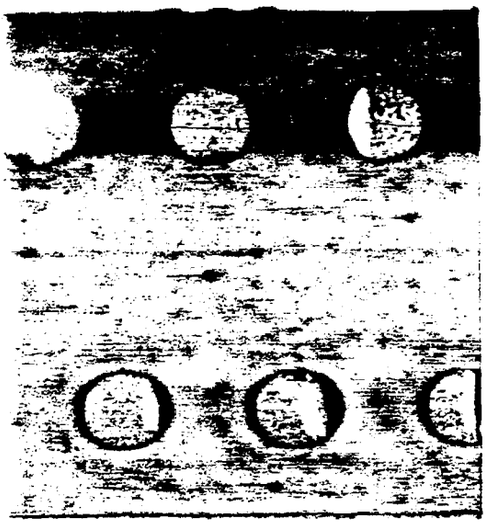
V. Joyce Loyd
NOTARY PUBLIC

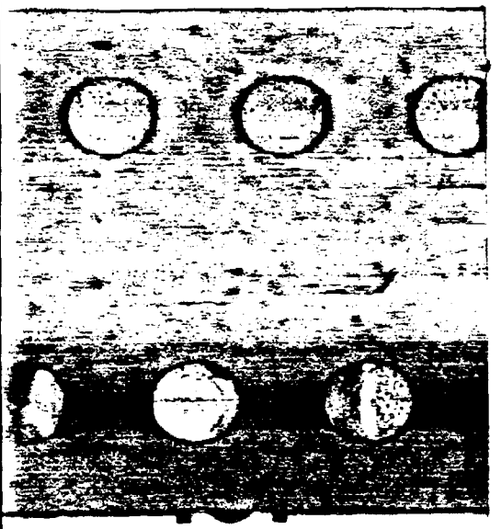
0186112
IDENTIFICATION REFERENCE

96 MAY 29 AM 9:42
RECEIVED
DAVIDSON COUNTY, TN.

5324 05/29 0101 03CHECK 20.40

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





RECEIVED OF _____

FOR _____

BOOK 10063 PG 059

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 2000.00
				CON TX 7.40
				PRFEE 1.00
				WDEED 12.00
				TOTAL 20.40
				CHECK 20.40
			05/29/96 01	09:44 0001 6324

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0186112
IDENTIF. # REFERENCE

96 MAY 29 AM 9:42

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1044235