Prepared by:

PARSONS, NICHOLS & JOHNSON
Attorneys at Law
101 W. Main St.
Manchester, TN 37355

Owner:
GARY A. TOLIVER
and RABON W. JOHNSON

Tax Responsibility:
GARY A. TOLIVER
and RABON W. JOHNSON
10 Big Falls Circle
Manchester, TN 37355

MAP 92 GROUP 09 PARCEL 351

This conveyance made without benefit of or survey.

WARRANTY DEED

BOOK 10068 PG 398

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) Dollars cash in hand paid, and for other good and valuable consideration, the receipt of all of which is hereby acknowledged, WE, DAVID A. HARRINGTON and CHARLES W. DUNN, as tenants in common, and CYNDI M. HARRINGTON, as wife of DAVID A. HARRINGTON, and HARRIET L. DUNN, as wife of CHARLES W. DUNN, have bargained and sold, and by these presents do hereby transfer and convey unto GARY A. TOLIVER and RABON W. JOHNSON, as Tenants in Common, their heirs and assigns, a certain tract or parcel of land lying and being in the _____ Civil District of Davidson County, State of Tennessee, being more particularly described as follows, to-wit:

TRACT NO. 1: Being Lot No. 38 on the map of the resubdivision of the Wilcox property, as of record in Book 421, page 42, Register's Office of Davidson County, Tennessee.

Said Lot No. 38 fronts 50 feet on the northerly side of Charlotte Pike and runs back 148 feet on the westerly line and 147 feet on the easterly line to an alley measuring 50 feet thereon.

TRACT NO. 2: Being Lot No. 39 on the plan of Wilcox Subdivision of a 29 (25) acre tract, a plan of which is of record in Book 161, page 159, Register's Office of Davidson County, Tennessee, also described as Lot 39 on the plan of the resubdivision of the Wilcox property, as of record in Book 421, page 42, said Register's Office.

Said Lot fronts 50 feet on the north side of Charlotte Avenue and runs back 149 feet on the west line and 148 feet on the east line to an alley in the rear, on which it measures 50 feet.

TRACT NO. 3: Being Lot No. 40 on the map of the resubdivision of the Wilcox property, of record in Book 421, page 42, Register's Office of Davidson County, Tennessee.

Said Lot No. 40 fronts 50 feet on the northerly side of Charlotte Pike and runs back 149 feet on the easterly line and 150 feet on the westerly line, along the easterly margin of 35th Avenue North, formerly Remy Street, to an alley in the rear on which it measures 50 feet.

Being the same property conveyed to David A. Harrington and Charles W. Dunn, as Tenants in Common, by Warranty Deed from Hutton Construction Company, Inc., dated March 4, 1982, of record in Book 5857, page 647, Register's Office of Davidson County, Tennessee.

The above description is taken from Deed of Trust dated the 30th day of March, 1993, of record in Trust Deed Book 8908, page 498, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said GARY A. TOLIVER and RABON W. JOHNSON, their heirs and assigns forever. BOOK 10068 PG 399

AND WE DO COVENANT with the said GARY A. TOLIVER and RABON W. JOHNSON, that we are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey same, and that the same is unencumbered.

AND WE DO COVENANT and bind ourselves, our heirs and assigns, to warrant and forever defend the title to said land to the said GARY A. TOLIVER and RABON W. JOHNSON, their heirs and assigns, against the lawful claims of all persons whomsoever.

I, HARRIET L. DUNN, as wife of CHARLES W. DUNN, join in this conveyance to convey any right, title and interest I may have gained in the property herein conveyed through my marriage to CHARLES W. DUNN.

I, CYNDI M. HARRINGTON, as wife of DAVID A. HARRINGTON, join in this conveyance to convey any right, title and interest I may have gained in the property herein conveyed through my marriage to DAVID A. HARRINGTON.

WITNESS OUR HANDS on this 31st day of May, 1996.

Cyndi M. Harrington
CYNDI M. HARRINGTON

David A. Harrington
DAVID A. HARRINGTON

Harriet L. Dunn
HARRIET L. DUNN

Charles W. Dunn
CHARLES W. DUNN

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public, in and for said aforesaid County and State, the within named DAVID A. HARRINGTON, one of the bargainors herein, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 31st day of May, 1996.

Loretta L. Allen
NOTARY PUBLIC

My Commission expires: 3/21/98

STATE OF TENNESSEE

COUNTY OF Davidson

BOOK 10068 PG 400

Personally appeared before me, a Notary Public, in and for said aforesaid County and State, the within named CYNDI M. HARRINGTON, one of the bargainors herein, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 31st day of May, 1996.

Loretta L. Allen
NOTARY PUBLIC

My Commission expires: 3/21/98

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public, in and for said aforesaid County and State, the within named CHARLES W. DUNN, one of the bargainors herein, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 31st day of May, 1996.

Loretta L. Allen
NOTARY PUBLIC

My Commission expires: 3/21/98

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public, in and for said aforesaid County and State, the within named HARRIET L. DUNN, one of the bargainors herein, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, this 31st day of May, 1996.

Loretta L. Allemen
NOTARY PUBLIC

My Commission expires: 3/21/98

10068 PG 401

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $157,500.00.

Lavon W Johnson
Affiant

Subscribed and sworn to before me this 31st day of May, 1996.

Loretta L. Allemen
Notary Public

My Commission Expires: 3/21/98

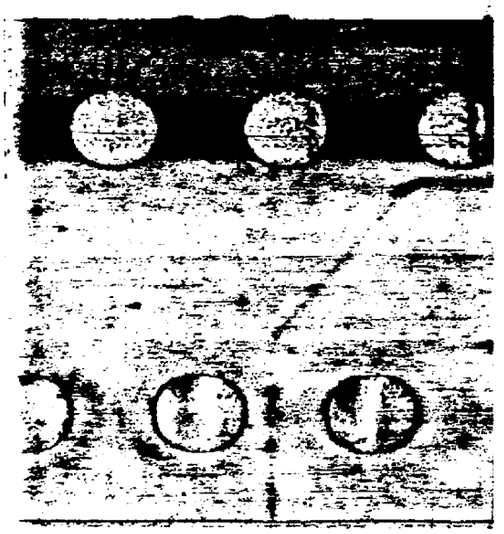
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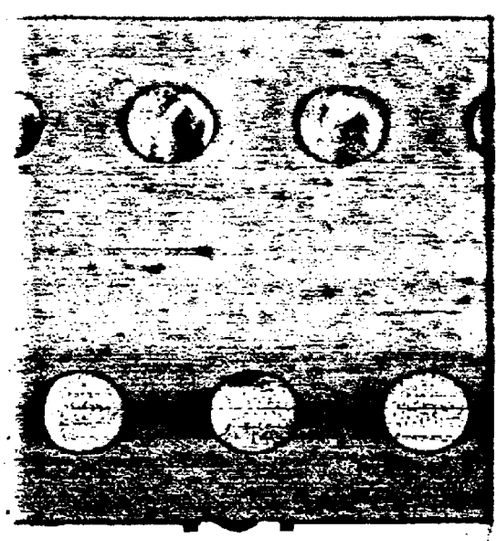
96 MAY 31 PM 1:04
FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

018730

IDENTIF. REFERENCE

771: 05/31 01:01 03CHECK 599.75





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

RECEIVED OF _____

FOR _____

BOOK 10068 PG 402

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 157500.00
CON TX 582.75
PRFEE 1.00
WDEED 16.00
TOTAL 599.75
CHECK 599.75

05/31/96 01 13:09 0001 7711

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0187390
IDENTIF. & REFERENCE

96 MAY 31 PM 1:04

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1045607