BOOK 10081 PG 989

26B

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:]	MAP-PARCEL NOS.]
[Mark Calaway and wife,	[	]Davidson Co.:]
[Jodi Calaway	[NEW OWNERS	]Map 126]
[188 Highway 70	[	]Parcel 88,89,90]
[Pegram, TN 37143	[	]Cheatham Co.:]
[	[	]Map 94, Parcel 44]
[		Parcel 45]
[This instrument prepared by: Robert J. Notestine III, Attorney]		
[104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205]		
[		]
[		]

WARRANTY DEED

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 all of which are hereby acknowledged, We, Lawrence M. Deal and wife, Georgia P. Deal (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Mark Calaway and wife, Jodi Calaway (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in **Davidson County and Cheatham County**, State of Tennessee, being more particularly described as follows, to wit:

Please see attached Exhibit "A" for legal description.

Being the same property conveyed to Lawrence M. Deal and wife, Georgia P. Deal by Warranty Deed from Richard R. Hedgepath and Harold E. Collins, co-executrors of the estate of William W. Gossage, deceased of record in Book 6060, Page 39, Register's Office for Davidson County, Tennessee and Deed Book 222, page 62, Register's Office for Cheatham County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is unimproved property commonly known as 6.29 Acres on Hwy 70 West, Nashville, Tennessee.

[STATE OF TENNESSEE)]
[COUNTY OF DAVIDSON)]
[ ]
[The actual consideration or value, whichever is greater for]
[this transfer is $69,200.00.]
[ ]
[Affiant]
[Subscribed and sworn to before me this]
[4th day of June, 1996.]
[ ]
[Notary Public]
[My Commission Expires 1-24-98]
[ ]

NOTARY PUBLIC

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' heirs and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 4th day of June, 1996.

Lawrence M. Deal
Lawrence M. Deal

Georgia P. Deal
Georgia P. Deal

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lawrence M. Deal and wife, Georgia P. Deal,** the bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of June, 1996.

NOTARY PUBLIC

My Commission Expires: 1-24-98

NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

019253
IDENTIFICATION REFERENCE

96 JUN 10 PM 2:54
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

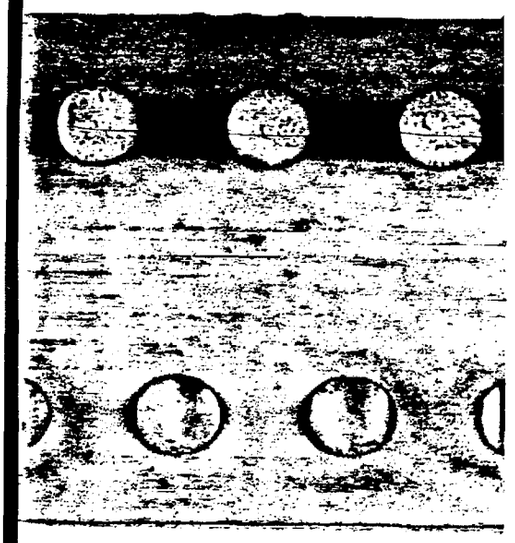
18.69 06/10 0101 03CHECK 269-04

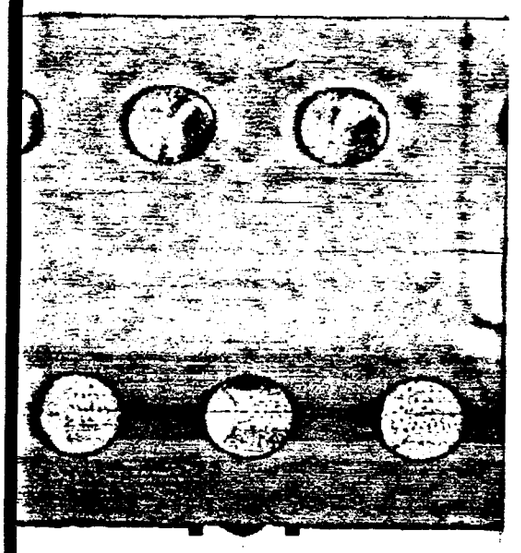
PROPERTY DESCRIPTION

Being a tract of land in the 12th Civil District of Cheatham County, Tennessee, and the 8th Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at an existing iron rod in the north right-of-way line of U.S. Highway No. 70 at Arthur Asbury's southeast corner; thence along Asbury's east boundary line North 53 deg. 54 min. 55 sec. West, 356.37 feet to an existing iron rod at Phillip G. Dean's southeast corner; thence along Dean's east boundary line North 30 deg. 56 min. 30 sec. East, 158.78 feet to an existing iron rod at Harold F. Bugg's southeast corner; thence along Bugg's east boundary line North 03 deg. 35 min. 55 sec. West, 257.93 feet to an existing iron rod at R. Edward Jones' southeast corner; thence along Jones' east boundary line to points as follows: North 12 deg. 24 min. 15 sec. East, 132.56 feet to an existing iron rod; North 47 deg. 41 min. 55 sec. East, 150.05 feet to an existing iron rod; thence leaving Bugg's boundary line South 30 deg. 01 min. 05 sec. East, 648.72 feet to an iron rod set in the north right-of-way line of U.S. Highway No. 70 at a point on curve of a curve to the left having a radius of 1105.52 feet, said point being 30 feet from the center line of said highway; thence along the north right-of-way line of said highway 221.74 feet along the arc of the curve, the long chord of which bears South 46 deg. 21 min. 20 sec. West, 221.37 feet to an iron rod set at point of tangency; thence continuing along the north right-of-way line of said highway to points as follows: South 40 deg. 36 min. 35 sec. West, 234.91 feet to an existing iron rod; North 49 deg. 39 min. 10 sec. West, 9.85 feet to an iron rod set; South 40 deg. 45 min. 50 sec. West, 8.00 feet to the point of beginning, containing 6.29 acres, more or less, approximately 4.03 acres in Cheatham County and 2.26 acres in Davidson County, according to survey of Bobby D. Christy, R.L.S. No. 1033, dated February 27, 1995

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED





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

RECEIVED OF _____

FOR _____

BOOK 10081 PG 992

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 69200.00
CON TX 256.04
PRFEE 1.00
WDEED 12.00
TOTAL 269.04
CHECK 269.04

06/10/96 01 14:57 0001 1869

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0191253
IDENTIF. & REFERENCE

96 JUN 10 PM 2:54

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1049710