WARRANTY DEED

BOOK 10107 PG 606

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000.00

Billy R. Gross
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June 19 96

Notary Public

MY COMMISSION EXPIRES: 11/20/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BILLY R. GROSS (NAME)	SAME (NAME)	Map 44-10
814 Bryan Street (ADDRESS)	(NAME)	Parcel 6
Old Hickory TN 37138 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CLARENCE WATSON, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BILLY R. GROSS AND WIFE, EVA JEAN GROSS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A parcel of land in the City of Old Hickory, Davidson County, Tennessee, being part of Lot 3 as shown on the plat of Section 1, Rolling Green Subdivision of record in Book 1424, page 76, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at a point in the southwesterly corner of said Lot 3 and the northerly right-of-way line of Donelson Avenue, a 50-foot right-of-way; thence leaving Donelson Avenue with the common property line of Lot 3 and Lot 2 of Rolling Green Subdivision, 275 feet to an iron pipe in the common corner of Lot 1 and 2 and the POINT OF BEGINNING of this parcel; thence with the easterly property line of Lot 2, J. R. Carter, et ux, property of record in Book 2341, page 521, Register's Office Davidson County, Tennessee, and Lot 1, Gregory D. Bybee property of record in Book 9483, page 612, said Register's Office, N 28 deg. 43' 12" W, 460.04 feet to a point on manhole cover in the southerly property line of Remay, Inc., property of record in Book 8128, page 368, said Register's Office; thence with Remay, Inc., southerly property line N 59 deg. 41' 00" E, 346.90 feet to a concrete monument; thence S 52 deg. 18' 00" E, 24.00 feet to an iron pin set in the northwesterly corner of Walter T. Jackson property of record in Book 1641, page 466, said Register's Office; thence with Jackson's westerly property line, S 00 deg. 45' 00" W, 565.10 feet to an iron pipe in the northwesterly corner of Lot 4 Rolling Green Subdivision, James H. Carter property of record in Book 7726, page 858, said Register's Office; thence with a line severing original Lot 3 and now the northerly property line of Patrick S. Mullins, et ux. property of record in Book 7935, page 508, said Register's Office, N 89 deg. 15' 00" W, 90.00 feet to the point of beginning.

CONTINUED

unimproved (X)
This is improved ( ) property, known as Donelson Avenue, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever 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 29th day of June 19 96

Clarence Watson
CLARENCE WATSON

LEGAL DESCRIPTION CONTINUATION

INCLUDED IN THIS CONVEYANCE is all of Grantor's right, title and interest in and to that certain Grant of Easement conveyed to Mary K. Watson a/k/a Mary Kinnard Watson from Patrick S. Mullins and wife, Lisa G. Mullins, of record in Book 7935, page 517, Register's Office for Davidson County, Tennessee, which is an access easement TO the herein described parcel that is upon and ACROSS the Patrick S. ullins, et ux, property, said easement being described as follows: From the pont of commencing of the above described parcel with the northerly right-of-way line of Donelson Avenue in an easterly direction 15 feet; thence in a northerly direction parallel to Mullins westerly property line, 110 feet; thence in an easterly direciton parallel to Donelson Avenue, 5 feet; thence in a northerly direciton parallel to Mullins westerly property line, 165 feet; thence in a westerly direction with the northerly line of Mullins property, 20 feet; thence with Mullin's westerly property line, 275 feet to the point of beginning.

The above described Grant of Easement encompasses that certain Easement retained by Eldin R. Watson and wife, Mary Kinnard Watson, in deed of record in Book 2343, page 414, Register's Office for Davidson County, Tennessee, which was the original outconveyance of the Mullins' property.

Clarence Watson

CLARENCE WATSON

BOOK 10107 PG 608

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 CLARENCE WATSON, UNMARRIED

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 29th day of June, 1996.

Commission expires 11/2/96

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

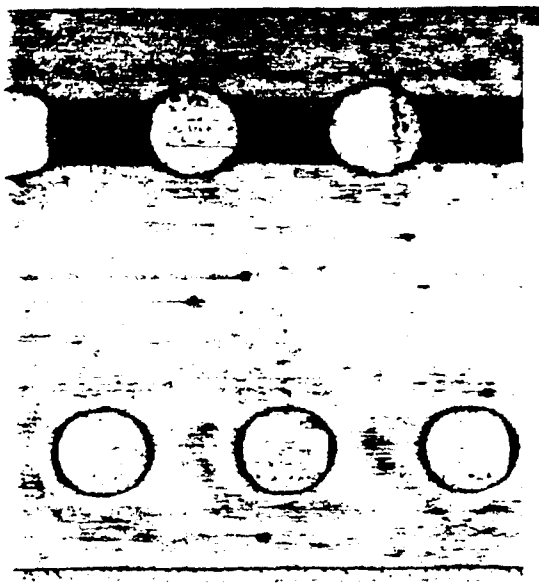
Notary Public

96 JUL -2 AM 10:49

MAIL ENV.

01199381

KLU



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

RECEIVED OF _____

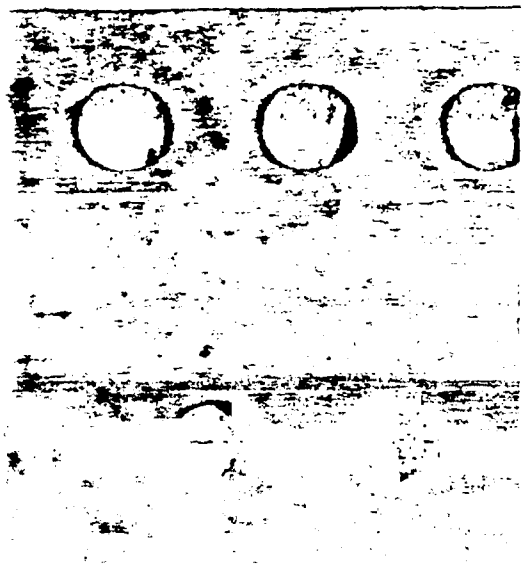
FOR _____

BOOK 10107 PG 609

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

UTT



CAMT 15000.00
CON TX 55.50
PRFEE 1.00
MTGED 12.00
TOTAL 68.50
CHECK 68.50
07/02/96 01 10:53 0001 0629

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0199381
RECEIVED & RECORDED
96 JUL -2 AM 10:49
REGISTER
DAVIDSON COUNTY, TN

No. 1058364