BOOK 10112 PG 254

0200597

This instrument prepared by:
SHERRARD & ROE, PLC
424 Church Street, Suite 2000
Nashville, Tennessee 37219-3304

96 JUL -5 11:07

IDENTIFICATION REFERENCE

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Walter and Ellen Bryant 4621 Clarksville Highway Nashville, Tennessee 37218	Same	58/139

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, THE ESTATE OF LOUISE OAKLEY HAILEY, DECEASED (hereinafter referred to as the "Grantor"), does hereby, transfer and convey a one-third undivided interest as tenants in common unto each of (a) Walter Bryant, Jr. and wife Ellen L. Bryant, (b) James P. Watkins and wife Audrey B. Watkins, and (c) Phillip H. Clark, and wife Bertha S. Clark (hereinafter referred to as the "Grantees"), certain real estate being a certain tract or parcel of land in the County of Davidson, State of Tennessee (hereinafter referred to as the "Property"), and more particularly described as follows:

See Exhibit A attached.

This is unimproved property known as Homeland Drive and Clarksville Highway, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, and the Grantees' heirs, successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the real estate in fee simple, has a good right to convey it and that the same is unencumbered, except for the following Permitted Exceptions:

1. Taxes for 1996 and subsequent years.
2. Subject to applicable zoning and building requirements and all visible easements and encroachments.
3. Such matters as a current survey would disclose and rights of parties in possession.
4. Subject to Greenbelt Application of record in Book 8843, page 498, Register's Office for Davidson County, Tennessee.
5. Easement to the Metropolitan Government of Nashville and Davidson County of record in Book 8403, page 534, RODC, for water mains and appurtenances.

Excepting only the Permitted Exceptions, Grantor further covenants and binds itself, its heirs, successors and representatives, to warrant and forever defend the title to the Property

to the Grantees and to the Grantees' heirs, successors, and assigns against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, GRANTOR has caused this deed to be executed by its Executor, John H. Roe, Jr., this the 17th day of July, 1996.

ESTATE OF LOUISE OAKLEY HAILEY, DECEASED

By: _____
John H. Roe, Jr., Executor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the State and County aforesaid, personally appeared JOHN H. ROE, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath acknowledged that he is the Executor under the Last Will and Testament of the Louise Oakley Hailey Estate, the within named bargainor, and that he further acknowledged that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by himself as Executor.

WITNESS my hand and seal at office in Nashville, Tennessee, this 5 day of July, 1996.

_____
Notary Public

My Commission Expires:
1-25-97

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $80,000.00 and no other monetary consideration.

Ellen L. Bryant
AFFIANT

Sworn to and subscribed before me this 5 day of July, 1996.

Rita McMurry
Notary Public

My Commission Expires:
2-25-97

EXHIBIT "A"

PROPERTY DESCRIPTION
Parcel 139

A tract of land in the 13th Civil District of Davidson County, Tennessee and being Parcel 139 on Tax Map 58, and being more particularly described as follows:

Beginning at an old concrete monument in the east margin of Homeland Drive, said monument being 591.56' south of the south margin of Echo Lane and proceeding as follows:

1. With the south line of Lot 216 of Homeland Heights, Section 3, of record in Book 3700, page 55, R.O.D.C., South 85 deg. 01'35" east a distance of 569.48' to an old concrete monument, thence

2. North 12 deg. 51' 02" east a distance of 111.81' to an old concrete monument at the southwest corner of the Gill property, thence

3. With Gill's south line North 66 deg. 34' 15" east a distance of 293.94' to an old iron pin at Gill's southeast corner and the southwest corner of the Griner property, thence

4. With Griner's south line North 65 deg. 21' 50" east a distance of 296.72' to an old iron pin at Griner's southeast corner, thence

5. With the west line of Homeland Heights, Part One, (not of record) South 17 deg. 02' 20" east a distance of 568.34' to a new concrete monument, thence

6. With the south line of Lot #1 of Homeland Heights, Part One North 78 deg. 45' 09" east a distance of 378.36' to an old concrete monument, thence

7. Around a curve to the left in an easterly direction, said curve having a radius of 20.00' a distance of 30.89' to an old concrete monument in the west margin of Clarksville Pike, thence

8. With the west margin of Clarksville Pike South 12 deg. 08' 35" east a distance of 89.76' to an old concrete monument, thence

9. Leaving the west margin of Clarksville Pike around a curve to the left in a westerly direction, said curve having a radius

of 20.00' a distance of 31.35' to an old concrete monument, thence

10. With the north line of the Rich property South 78 deg. 48' 07" west a distance of 379.01' to a new concrete monument at the northwest corner of the Rich property, thence

11. With the west line of the Rich property South 9 deg. 18' 53" east a distance of 469.45', passing through an old iron pin at a distance of 229.7' to a new iron pin in the north right-of-way of Briley Parkway, thence

12. With the north right-of-way of Briley Parkway, South 87 deg. 14' 20" west a distance of 4.36' to a state right-of-way monument, thence

13. South 58 deg.45'32" west a distance of 309.79' to a state right-of-way monument, thence

14. Leaving the north right-of-way of Briley Parkway North 18 deg. 25' 28" west a distance of 43.06' to an old iron pin, thence

15. South 72 deg.22'47" west a distance of 144.19' to an old iron pin at the northeast corner of the Coomer property, thence

16. South 70 deg. 14'35" West a distance of 150.33' to an old iron pin at the northeast corner of the Booth property, thence

17. With Booth's north line South 67 deg. 52' 47" west a distance of 42.07' to an old iron pin, thence

18. Continuing with Booth's north line South 59 deg. 00'25" west a distance of 503.78' to an old concrete monument in the east margin of Homeland Drive, thence with the east margin of Homeland Drive the following calls:

19. North 31 deg. 01' 38" west a distance of 245.58' to a new iron pin, thence

20. With a curve to the right in a northerly direction, having a radius of 1436.92' a distance of 534.03' to a new iron pin, thence

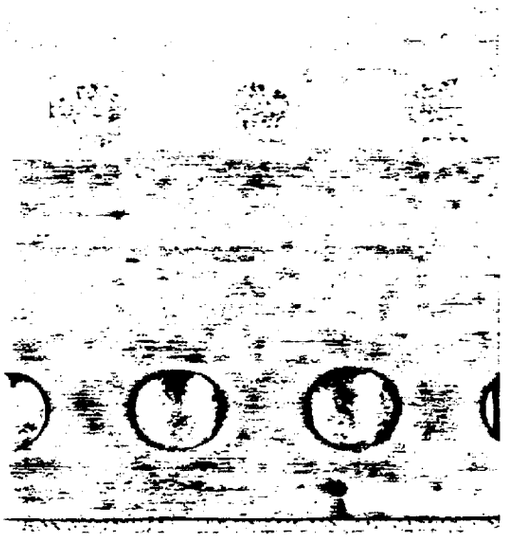
21. North 9 deg. 44' west a distance of 158.31' to a new iron pin, thence

22. WIth a curve to the right in a northerly direction having a radius of 1407.70' a distance of 363.61' to a new iron pin, thence

23. North 5 deg. 04' east a distance of 18.8' to the point of beginning containing 32.02 acres, more or less, per survey dated 4-4-96 by Turner Engineering Copany and being Issue No. 2, Job #982, W.O. 7092.

Being part of the same property conveyed to Mrs. W. L. Hailey by deed from Homeland, Inc. of record in Book 3946, Page 623, Register's Office for Davidson County, Tennessee. Title is now vested in the Estate of Louise Oakley Hailey (Mrs. W. L. Hailey) since Mr. Hailey and Mrs. Hailey have since died. A copy of Mrs. Hailey's Will is of record in Book 9866, page 234, Register's Office for Davidson County, Tennessee.

1949 07/25 0201 CHECK 321.00



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

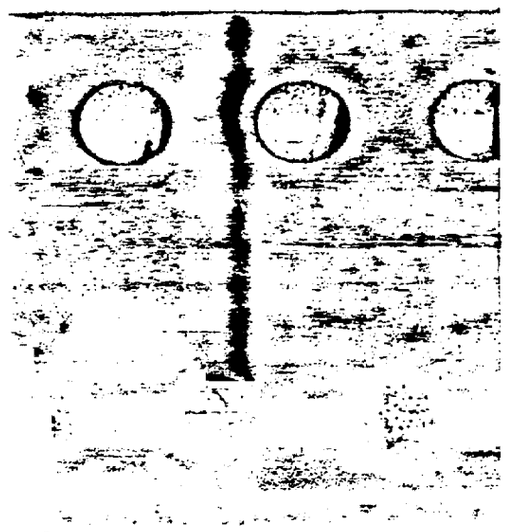
RECEIVED OF _____

FOR _____

BOOK 10112 PG 260

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	80000.00
CON TX	296.00
PRFEE	1.00
TDEED	24.00
ERR	CO
TDEED	24.00-
WDEED	24.00
TOTAL	321.00
CHECK	321.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/05/95 01 11:12 0001 1949

0200597
IDENTIF. & REFERENCE

95 JUL -5 AM 11:07

REGISTER
DAVIDSON CO., TENN.

No. 1059677