BOOK 10146 PG 973

PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 1st day of August, 1996. between ~~PRESLEY~~ PRESSLEY TEMPLETON, UNMARRIED, GRANTOR, and RANGER PROPERTIES, A TN GENERAL PARTNERSHIP, GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, ~~PRESLEY~~ PRESSLEY TEMPLETON, UNMARRIED, herein referred to as GRANTOR, has this day bargained, sold and do hereby transfer and convey unto the said RANGER PROPERTIES, A TN GENERAL PARTNERSHIP, herein referred to as GRANTEE, its successors and assigns, certain real estate in DAVIDSON County, State of Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto ("the Property"). This conveyance of "the Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein.

This is improved property known as 640 CHERYL AVENUE, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, its successors and assigns forever. The GRANTOR does covenants and agrees with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B" attached hereto. Grantor further covenants and binds himself, his heirs and representatives, to warrant forever defend the title to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

~~PRESLEY~~ TEMPLETON
~~PRESLEY~~
Signature of Seller

96 AUG -6 AM 9:20
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

02111396

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **PRESLEY TEMPLETON, UNMARRIED**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **1st** day of **August, 1996.**

Notary Public

My Commission Expires: 5/28/2000

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Name and Address of Property Owner:

RANGER PROPERTIES
1611 WRENWOOD WAY
MT. JULIET, TN 37122

Property Address:

640 CHERYL AVENUE
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Parcel #: MAP 052-02-0, PARCEL 139.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$40,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **1st** day of **August, 1996**

Notary Public

My Commission Expires: 5/28/2000

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

BEING Lot No. 30 and the west 1/2 of Lot No. 29 of Block "B" on the Revised Map of Rainbow Terrace Subdivision as of record in Book 1130, page 85, Register's Office for said County.

Said Lot and part of said lot adjoin and front together 75 feet on the south side of Cheryl Avenue and run back between parallel lines 145 feet to a dead line.

Being the same property conveyed to ~~PRESLEY~~ PRESSLEY TEMPLETON, ~~UNMARRIED~~, and wife, Helen B. Templeton, by Deed from JAMES T. GRISHAM AND WIFE, GENEVA, of record in Book 6626, page 748, Register's Office for DAVIDSON County, Tennessee, the said Helen B. Templeton having since died, the property vests by operation of law in her surviving spouse, the Grantor herein.

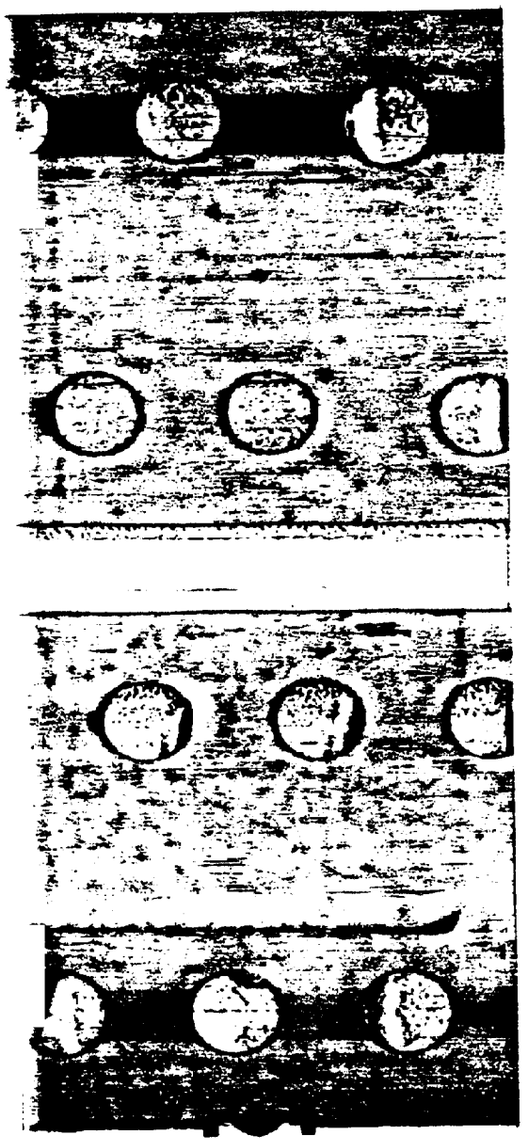
EXHIBIT 'B'

1. All real property taxes for the year 1996 and all subsequent years although the same are not yet due and payable (MAP 052-02-0, PARCEL 139.00, 328.13).

2. All matters set forth on the Plan of record in Book 1130, page 85, Register's Office for Davidson County, Tennessee, which plan shows a 30-foot minimum building setback line from Cheryl Avenue and a 10-foot easement for public utility purposes along the northeast line of said lot.

3. Easement for sanitary sewers to Metropolitan Government of Nashville and Davidson County, of record in Book 5172, page 718, Register's Office for Davidson County, Tennessee.

3652 03/06 0101 03CHECK 161.00



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

RECEIVED OF _____

FOR _____

BOOK 10146 PG 976

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 40000.00
				CON TX 148.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 161.00
				CHECK 161.00
			08/06/96 01	09:23 0001 3652

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02113396
IDENTIF. ↑ REFERENCE

96 AUG -6 AM 9:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1071218