WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 199,500.00

Wendy K. Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 07th DAY OF August 19 96

Notary Public

MY COMMISSION EXPIRES: 5-28-2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, P.C., 213 A Ward Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles M. Wilson	~~XXXXXXXXXXXXXXXXXX~~ *New Owner*	MAP 46
(NAME)	(NAME)	
4898 Bull Run Road		PARCEL 32
(ADDRESS)	(ADDRESS)	
Ashland City, Tennessee 37015		13D 43090
(CITY) (STATE) (ZIP)	(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, Gloria P. Williams joined by her husband Clifton C. Williams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles M. Wilson and wife, Wendy K. Wilson

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:

Two tracts of land lying in the 25th Civil District of Davidson County, Tennessee, being more particularly described as follows:

Tract No. 1:

Beginning at a poplar stump in a hollow in Simpkins' West boundary line, thence, with said line North 3-3/4 deg. East 181 poles to an elm, the Southeast corner of a tract conveyed to J. L. Young to J. J. Rucker of record in Book 162, page 176, Register's Office for Davidson County, Tennessee; thence with said Rucker's south boundary line, North 88 deg. West 52 poles to a hickory and black oak; thence South 5 deg. West 130 poles to a poplar; thence South 18-1/2 deg. East 20 poles to a plum tree near the corner of the garden; thence South 34 deg. East 26 poles to a point in the Bull Run Road; thence, South 60 deg. East 12 poles toa stake; thence South 64 deg. East 21 poles to the beginning, containing 60.8 acres, more or less.

Tract No. 2:

Beginning at a poplar stump on the waters of Bull Run Creek in a hollow in the West boundary of Simpkins' land, the southeast corner of the Home Tract (Tract 1 herein described) thence with said Simpkins' line, South 3-3/4 deg. West 62 poles to a tan oak, black oak and gum; thence North 35 deg. West 100 poles to a white oak; thence North 3-3/4 East 165 poles to two hickories in the South boundary of J. J. Rucker's land and with same South 88 deg. East 16 poles to a hickory and black oak, the northwest corner of the Home Tract, thence with its

CONTINUED

unimproved ( )
This is improved (X) property, known as 4898 Bull Run Road, Ashland City, Tennessee 37015
(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 our hand s this 07th day of August 19 96

Clifton C. Williams

Gloria P. Williams

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clifton C. Williams and wife, Gloria P. Williams

the bargainor s, 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 Brentwood, Tennessee, this 07th day of August 19 96.

Commission expires July 12, 1999

Ruth M. Foran
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

LEGAL DESCRIPTION CONTINUATION

West boundary South 5 deg. West 130 poles to a poplar; thence South 18-1/2 deg. East 20 poles to a plum tree near the corner of the garden; thence South 34 deg. East 26 poles 64 deg East 21 poles to the beginning, containing 30.4 acres, more or less.

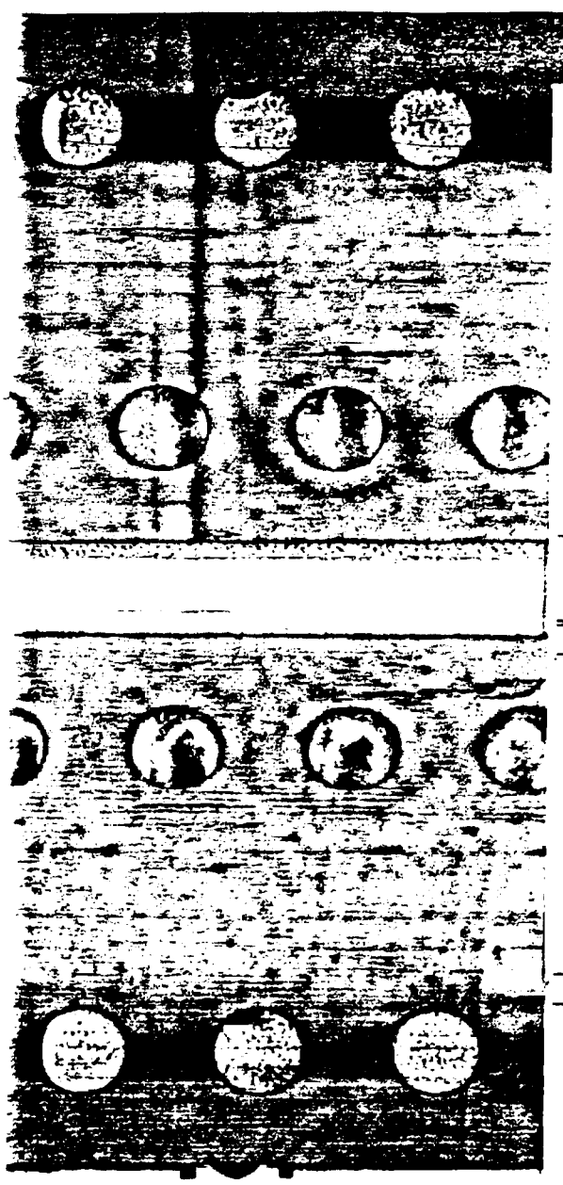
Being the same property conveyed to Clifton C. Williams and wife, Gloria P. Williams by deed from Nancy C. W. Rhoda of record in Book 9605, page 76, Register's Office for Davidson County, Tennessee. Clifton C. Williams and wife, Gloria P. Williams having since conveyed their interest to Gloria P. Williams by Quit-Claim deed of record in Book 9858, page 914, said Register's Office.
Clifton C. Williams, husband of Gloria P. Williams, joins in this conveyance for the express purpose of waiving any and all marital interest which he has had in the past or may have in the future.

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

02127O7
IDENTIF. & REFERENCE

96 AUG -8 PM 1:50
REGISTER
DAVIDSON COUNTY, TN.

5067 08/08 0101 03CHECK 751.15



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

RECEIVED OF _____

FOR _____

BOOK 10151 PG 29

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
				199500.00
				CON TX 738.15
				PRFEE 1.00
				WDEED 12.00
				TOTAL 751.15
				CHECK 751.15
08/08/96	01			13:51 0001 5067

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02112707
IDENTIF. # REFERENCE

96 AUG -8 PM 1:5

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1017669