BOOK 10161 PG 203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August 19 96

Notary Public

MY COMMISSION EXPIRES: 11/28/98
(AFFIX SEAL)

MICHAEL T. MEEKER NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory Scott Jerrell	same as new owner	MAP 11
6279 GUM STATION RD (NAME)	(NAME)	PARCEL 33
(ADDRESS)	(ADDRESS)	10D-16130
SPRINGFIELD TN 37172		
(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, William H. Baker, Individually and wife, Ann Esther Baker and William H. Baker, Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, Gregory Scott Jerrell, unmarried

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:

BEING land in the 10th Civil District of said County, deacribed according to a copy of a survey by John R. Alley, Surveyor, dated June 1965, as follows:

BEGINNING at an iron spike set in the center of Greer Road, said point being the northwest corner of the tract of land conveyed to Henry C. Smiley and wife, by deed of record in Book 4017, page 215, Register's Office for said County; thence with the center line of said Greer Road, south 82° 15' east 102.8 feet to a point, south 77° 10' east 100 feet to an iron spike, south 72° 45' east 188.6 feet to an iron spike and south 72° 00' east 181.7 feet to an iron spike; thence north 10° 30' east 701 feet to a point in an old marked line; thence north 86° 30' west 684 feet to a point; thence south 1° 00' east 587 feet to the point of beginning, containing 9.05 acres, more or less.

INCLUDED in the above description, but expressly EXCLUDED therefrom is property conveyed to James R. Huffine, by deed from William H. Baker Revocable Trust Dated February 7, 1992, of record in Book 8763, Page 521, Register's Office of Davidson County, Tennessee, as follows:

BEGINNING at a set iron pin in the Northerly margin of Greer Road, said pin being the most Southwesterly corner of the herein described tract and being a common corner to Virgil L. Binkley (Deed Book 4228, page 481, Register's Office Davidson County, Tennessee); thence with the East line of Binkley North 01° 00' 00" West, 561.95 feet to an iron pin; thence South 86° 30' 00" East, 217.10 feet to an iron pin; thence South 00° 43' 25" West, 583.71 feet to an

CONTINUED

unimproved (X)
This is improved ( ) property, known as 6.33 Acre Tract Greer Road, Goodlettsville, TN 37072
(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 5th day of August 19 96

William H. Baker

William H. Baker, Trustee

BOOK 10161 PG 204

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 William H. Baker, Individually and William H. Baker, Trustee

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 Goodlettsville, Tennessee, this 5th day of August, 1996.

Commission expires 11-27-99

VICKIE R. RODGERS NOTARY PUBLIC STATE OF TENNESSEE

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared WILLIAM H. BAKER, to me known to be the person who executed the foregoing instrument in behalf of ANN ESTHER BAKER, and acknowledged that he executed the same as the free act and deed of the said ANN ESTHER BAKER.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this 1st day of AUGUST, 1996.

VICKIE R. RODGERS NOTARY PUBLIC STATE OF TENNESSEE

Notary Public

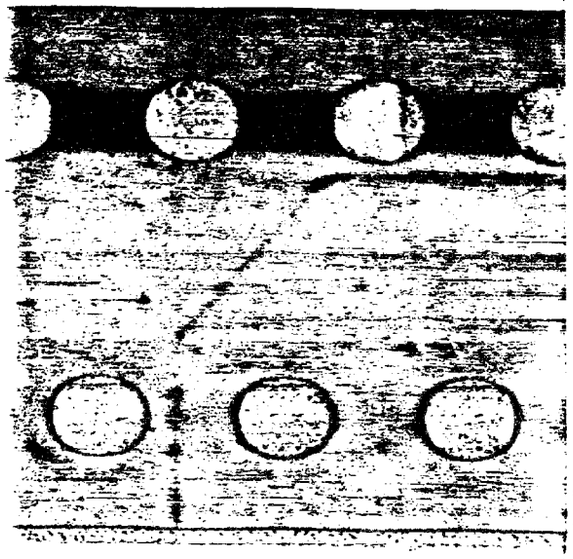
My Commission Expires: 11-27-99

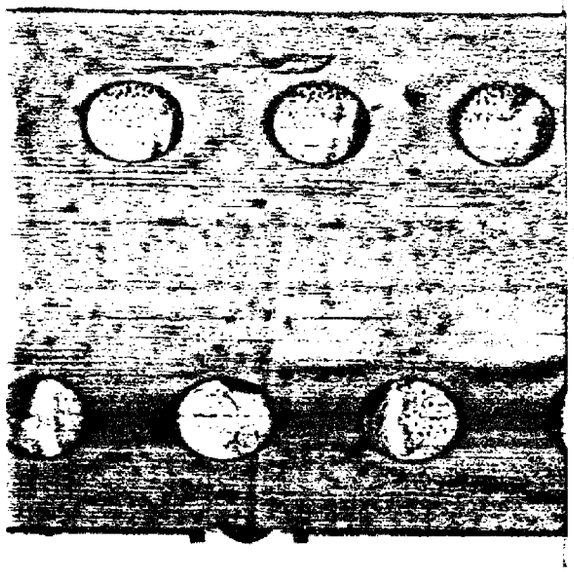
LEGAL DESCRIPTION CONTINUATION

iron pin in the northerly margin of said road; thence with said margin and a curve to the left (I= 9° 19' 43", R = 1245.59') 202.80' to the point of beginning containing 2.723 acres more or less, as surveyed by Tommy E. Walker, Tennessee License No. 1465 on January 22, 1992.

Being part of the same property conveyed to William H. Baker, as Trustee of the William H. Baker Revocable Trust dated February 7, 1992, by William H. Baker in a deed appearing of record in Deed Book 8553, Page 694, Register's Office for said County.
William H. Baker executes this instrument as Attorney In Fact for Ann Esther Baker pursuant to Power of Attorney recorded simultaneously herewith.

02161 11
IDENTIFICATION REFERENCE
96 AUG 20 AM 9:55
FELIX A. WILSON III REGISTER
DAVIDSON COUNTY, TN.
3723 08/20 0101 03CHECK





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

RECEIVED OF _____

FOR _____

BOOK 10161 PG 206

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 26000.00
				CON TX 96.20
				PRFEE 1.00
				WDEED 12.00
				TOTAL 109.20
				CHECK 109.20
			08/20/96 01	10:00 0001 8723

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02161111
IDENTIF. # REFERENCE

96 AUG 20 AM 9:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1021281