File 14103
File Box 9B
(First Title &Escrow)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 10170 PG 69

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
SHEILA DAWLING (NAME)	SUNTRUST BANK, NASHVILLE, N.A. (NAME)	Map 187
736 Battle Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 305110 (STREET ADDRESS)	Parcel 75
Nolensville, Tennessee 37135 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37230-5110 (CITY) (STATE) (ZIP)	F.B. 5D21539

FOR AND IN 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, CHRISTOPHER W. MYERS AND WIFE, SHEILA E. MYERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SHEILA DAWLING, unmarried

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

Land in the Fifth (5th) Civil District of Davidson County, Tennessee, described as Tract 4 and 5, and according to a survey made July 13, 1977, by McConnell Engineering of Nashville, Tennessee, as follows:

TRACT 4: is described as beginning at a point in the center of Battle Road at the Corner of the John R. Phillips property as of record in Book 5183, page 343; thence North 4 deg. 12 min. 32 sec. West 1,096.04 feet to a point; thence North 89 deg. 20 min. 39 sec. East 223.12 feet to a point; thence South 01 deg. 41 min. 34 sec. East 1,094.10 feet to a point; thence South 89 deg. 20 min. 39 sec. West 175 feet to a point of beginning containing 5.0 acres, more or less.

TRACT 5: is described as beginning at a point in the center of Battle Road at the corner of Tract 4; thence North 01 deg. 41 min. 34 sec. West 1,173.13 feet to a point; thence North 89 deg. 20 min. 39 sec. East 194.81 feet to a point; thence South 89 deg. 20 min. 39 sec. West 175 feet to the point of beginning, being 5.0 acres, more or less.

Being the same property conveyed to Christopher W. Myers and wife, Sheila E. Myers by deed from J. Randall Wilson and wife, Valerie Wilson of record in Book 9512, page 899, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantee.

96 AUG 28 AM 10:20
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0218958

This is improved (XX) unimproved ( ) property, known as 736 Battle Road, Nolensville, Tennessee 37135

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 22nd day of August, 1996

CHRISTOPHER W. MYERS

SHEILA E. MYERS
BY: Christopher W. Myers, Attorney-In-Fact
by Power of Attorney recorded simultaneously herewith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10170 PG 70

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER W. MYERS

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 22nd day of August, 19 96.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher W. Myers, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Sheila E. Myers, and is authorized by the said Shelia E. Myers to execute this instrument on her behalf.

Witness my hand, at Office, this 22nd day of August, 1996.

Notary Public

My Commission Expires:

11/20/96

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 257,000.00

Sheila Dawling
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF August, 19 96

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

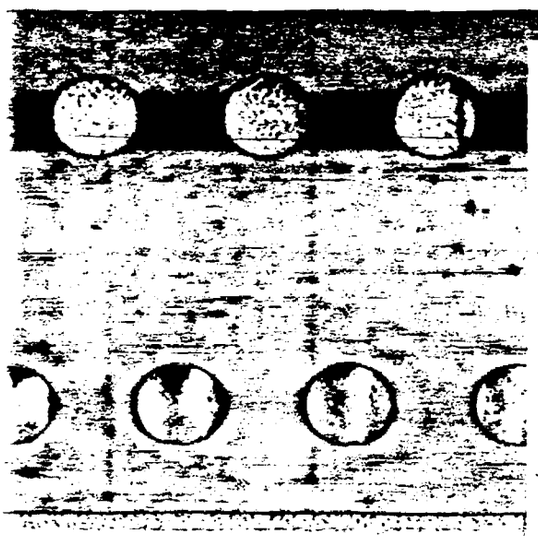
WARRANTY DEED

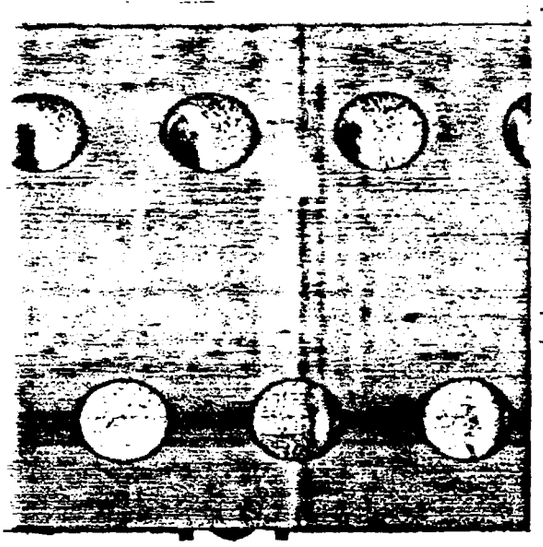
FROM CHRISTOPHER W. MYERS AND WIFE, SHEILA E. MYERS

TO SHEILA DAWLING

1712 08/28 0101 03CHECK 959.00

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

BOOK 10170 PG 71

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	257000.00
CON TX	950.90
PRFEE	1.00
WDEED	8.00
TOTAL	959.90
CHECK	959.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 1732

0218958
IDENTIF. ↑ REFERENCE

95 AUG 28 AM 10: 20

REGISTER
DAVIDSON COUNTY, TN.

No. 1024267