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

BOOK 10173 PG 312

WARRANTY DEED

THIS INDENTURE is made and entered into this 22nd day of August, 1996, by and between THOMAS E. HENLEY and BOBBIE T. HENLEY, HUSBAND AND WIFE, Grantors, and HOWARD W. ALLEN and BARBARA ALLEN, HUSBAND AND WIFE, Grantees.

W I T N E S S E T H: That for and in consideration of One Dollar ($1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, THOMAS E. HENLEY and BOBBIE T. HENLEY, HUSBAND AND WIFE, herein referred to as Grantors, have this day bargained, sold and do hereby transfer and convey unto the said HOWARD W. ALLEN and BARBARA ALLEN, HUSBAND AND WIFE, herein referred to as Grantees, their 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 Grantors 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 unimproved property known as 5.729 ACRES HENLEY ROAD, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors and assigns forever. The Grantors do covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B" attached hereto. Grantors further covenant and bind, themselves their heirs and representatives, to warrant forever defend the title to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

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

Thomas E. Henley
THOMAS E. HENLEY
Signature of Seller

Bobbie T. Henley
BOBBIE T. HENLEY
Signature of Seller

02199 17
IDENTIF. & REFERENCE

96 AUG 30 PM 12:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

2778 08/30 0101 03CHECK 89.22

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INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **THOMAS E. HENLEY and BOBBIE T. HENLEY, HUSBAND AND WIFE** , the within named bargainors, 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, at office, this **22nd** day of **August, 1996.**

Denise C. Allis
Notary Public

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

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

HOWARD W. ALLEN and BARBARA ALLEN
1349 Shawnee Rd
Madison Tn 37115

Property Address:

5.729 ACRES HENLEY ROAD
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Parcel #: MAP 63, P/O PARCEL 67

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 **$20,563.53** 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.

Howard Wayne Allen
Affiant

Sworn to and subscribed before me, a Notary Public, this **22nd** day of **August, 1996.**

Denise C. Allis
Notary Public

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

My Commission Expires: 5/28/2000

RETURN TO:

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

EXHIBIT 'A'

BOOK 10173 PG 314

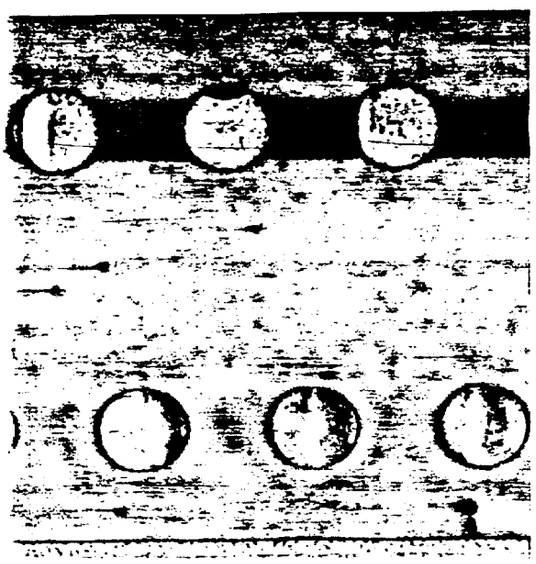
BEING a tract of land in the 10th Councilmanic District of Davidson County, Tennessee, described as per a survey by Tommy E. Walker, R.L.S., No. 1465, dated 3-21-96, as follows:

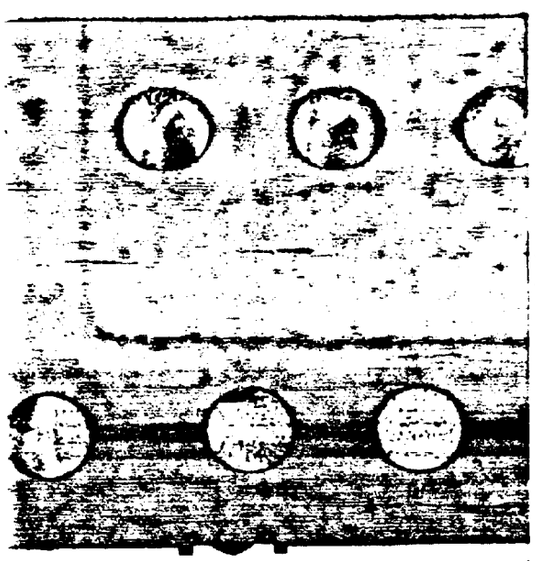
Beginning at a poitn in the south line of said Henley, said line being a common l ine to the DeVasher property to the south, said point being located N 73 deg. 44' 00" E, 548.86 feet from an iron pin in the easterly margin of Hudson Road, common comer to said Henley and DeVasher; thence now leaving said common line with a new line N 15 deg. 50' 08" W, 178.86 feet to a point; thence N 74 deg. 09' 52" E, 1448.15 feet to a point; thence S 09 deg. 30' 28" E, 168.14 feet to a point in the north line of said DeVasher; thence with said line S 73 deg. 44' 00" W, 1429.55 feet to the point of beginning containing 5.729 acres more or less.

Being a portion of the same property conveyed to THOMAS E. HENLEY and BOBBIE T. HENLEY, HUSBAND AND WIFE, by Deed from WILLIAM C. DICKENS AND WIFE, of record in Book 4757, page 834, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'A'

1. All real property taxes for the year 1997 and all subsequent years although the same are not yet due and payable (MAP 63, P/O PARCEL 67, 339.62).





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

RECEIVED OF _____

FOR _____

BOOK 10173 PG 315

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 20563.53
CON TX 76.22
PRFEE 1.00
WDEED 12.00
TOTAL 89.22
CHECK 89.22

08/30/96 01 12:26 0001 2778

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02199 17
IDENTIF. ↑ REFERENCE

96 AUG 30 PM 12:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1025296