FILE BOX 45

BOOK 10178 PG 382

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF September 19 96

Notary Public

MY COMMISSION EXPIRES May 24 1997

AFFIX SEAL

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 372[illegible]

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Powell Builders, Inc. (NAME)	Larry Powell Builders, Inc. (NAME)	MAP 75
3 Parcels Chandler Road (ADDRESS)	4814 Old Hickory Blvd. (ADDRESS)	PARCELS 65,69& 70
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Hermitage, TN 37076 (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, Mildred Lucile Tune, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry Powell Builders, Inc.

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:

LAND in the Fourth Civil District of Davidson County, Tennessee, being part of Lot "F", part of the Dower Tract, and a one-acre tract known as the "Mill Tract", on the Plan of the division of the lands of William S. Hays, deceased, as of record in Minute Book "I", page 369, County Court for said County, described together, partially according to a survey made October 11, 1937, by John Wilkes, Civil Engineer, and partially according to a revised plat made August 22, 1960, by Stephen A. Draper, Surveyor, as follows:

BEGINNING in the center of Stoners Creek, the southwesterly corner of the Dower Tract, and running thence, with the southwesterly line of the Dower Tract, South 62 deg. East (South 57 deg. East in Wilkes survey) 510 feet to a point in the center line of Chandler Road at a culvert; thence northeastwardly, along the center line of said road, a distance of 1734 feet to a point in the easterly boundary line of Lot "F" thence North 15 deg. 30' East, with said line, 518 feet, more or less to the center of Stoners Creek; thence, with the center of Stoners Creek, South 45 deg. 30' West 206 1/4 feet, North 72 deg. 30' West 264 feet, North 57 deg. West 330 feet, North 49 deg. West 165 feet, North 69 deg. 30' West 260 1/2 feet, South 77 deg. 30' West 132 feet, South 81 deg. West 264 feet, South 59 deg. West 348 feet, South 14 deg. 30' East 540 feet, South 21 deg. East 942 1/2 feet, and South 53 deg. 30' West 553 feet to the beginning.

CONTINUED

unimproved ( )
This is improved (X) property, known as 3 Parcels Chandler Road, Hermitage, TN 37076
(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 my hand this 3rd day of September 19 96

Mildred Lucile Tune

Mildred Lucile Tune

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 Mildred Lucile Tune, a widow

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of September, 19 96.

Commission expires May 24, 1997

Notary Public

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENNESSEE

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

0221289
IDENTIFICATION REFERENCE

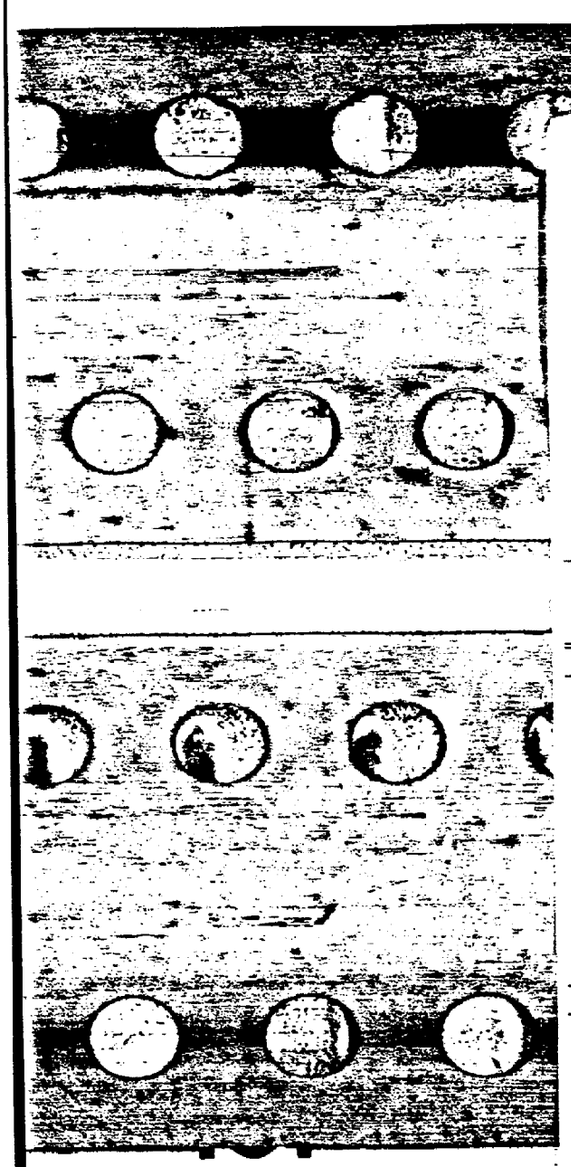
96 SEP -4 PM 2:55
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

LEGAL DESCRIPTION CONTINUATION

BEING the same property conveyed to William L. Tune, Jr. and wife, Mildred Lucile Tune by deed from L. W. Neal and wife, Letter West Neal, of record in Book 3128, Page 151, Register's Office for said County. The said William L. Tune, Jr. now being deceased.

This conveyance is subject to a Utility Easement of record in Book 5609, page 627, said Register's Office.

4230 09/04 0101 03CHECK 679.00



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

RECEIVED OF _____

FOR _____

BOOK 10178 PG 385

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 180000.00
CON TX 666.00
PRFEE 1.00
WDEED 12.00
TOTAL 679.00
CHECK 679.00

09/04/96 01 14:58 0001 4230

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0221289
IDENTIF. # REFERENCE

96 SEP -4 PM 2:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.