WARRANTY DEED

BOOK 10192 PG 849

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Edward R. Trunko
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF September 19 96.

Susan Christian
Notary Public

MY COMMISSION EXPIRES: 6-21-2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE COMPANY, 668 Nashville Pike /Second Floor, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EDWARD R. TRUNKO		MAP 7
(NAME) 2361 Baker Station Road	(NAME) -Same-	PARCEL 3.02 & 98
(ADDRESS) Goodlettsville TN 37072	(ADDRESS)	
(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, DANIEL WALLACE ADAMS AND WIFE, TAMMIE LEE ADAMS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EDWARD R. TRUNKO AND WIFE, JO ANN B. TRUNKO

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 a tract or parcel of land situated in the Second Ditrict of Davidson County, Tennessee and is more particularly described according to a survey by R.L. Montoya Land Surveying, Inc. dated 9/27/94 as follows:

BEGINNING at an iron rod (new) in the westerly margin of Baker Station Road marking the southeast corner of this described tract and the northeast corner of the George C. DeMoss property as of record in Deed Book 5724, Page 893, Register's Office of Davidson County, Tennessee; thence, with the common line of said property, South 43 degrees, 00 minutes, 00 seconds West, 146.81 feet to an iron rod (old); thence, continuing along said line, South 43 degrees 15 minutes 00 seconds West, 57.36 feet to a cedar tree marking the south west corner of this described tract; thence, with the westerly line of this described tract, North 38 degrees 30 minutes 00 seconds West, 442.00 feet to an iron rod (old); thence, continuing along said westerly line, North 12 degrees 33 minutes 50 seconds West. 99.55 feet to an iron rod (old); thence North 11 degrees 11 minutes 39 seconds West 458.17 feet to an iron rod (new) at an old corner post in the southerly line of the Robert P. Robison property as of record in Deed Book 4046, Page 788, Register's Office of Davidson County, Tennessee, thence, with the southerly line of said Robinson property and the northerly line of this described tract, South 87 degrees 36 minutes 06 seconds East, 315.81 feet to an Oak tree; thence, South 79 degrees 14 minutes 39 seconds East, 168.20 feet to an iron rod (new) in the westerly margin of Baker Station Road; thence, with said margin along a curve to the right with a delta of 09 degrees 00 minutes 00 seconds, a radius of 611.62 feet, a tangent of 167.06 feet, a length of 326.16 feet to an iron rod (new); thence, continuing with said margin, along another curve to the right having a delta of 01 degree 15 minutes 00 seconds, a radius of 4558.66 feet, a tangent of 106.73

CONTINUED

unimproved ( )
This is improved (X) property, known as 2361 BAKER STATION 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 16th day of September 19 96

Daniel W. Adams
DANIEL WALLACE ADAMS

Tammie Lee C. Adams
TAMMIE LEE ADAMS

STATE OF TENNESSEE
COUNTY OF SUMNER

BOOK 10192 PG 850

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DANIEL WALLACE ADAMS AND WIFE, TAMMIE LEE ADAMS

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 Gallatin, Tennessee, this 16th day of September 19 96.

Commission expires 6-21-2000

Susan Llewellen
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

feet, a length of 213.43 feet to an iron rod (new); thence, continuing with said margin, South 04 degrees 56 minutes 15 seconds West, 172.41 feet to the point of beginning, containing 7.855 acres, more or less.

BEING a combination of the same properties conveyed to Daniel Wallace Adams by deed from Arthur T. Follis, a single man, of record in Book 6867, Page 151, and by deed from George W. Adams and wife, Kathleen M. Adams, of record in Book 6867, Page 154, Register's Office for Davidson County, Tennessee. By Quit Claim Deed dated 11/17/94 Tammie L. Adams conveyed all right, title and interest to Daniel Wallace Adams, of record in Book 9523, Page 631, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantor(s) herein.

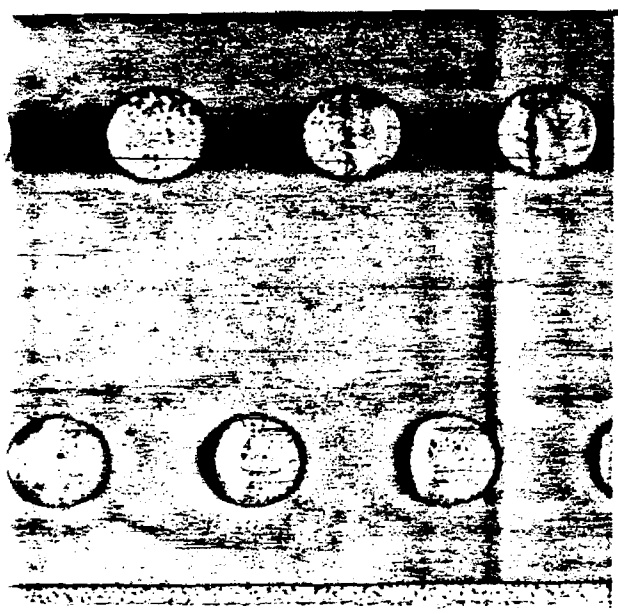
TAMMIE LEE ADAMS, Spouse of Daniel Wallace Adams, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

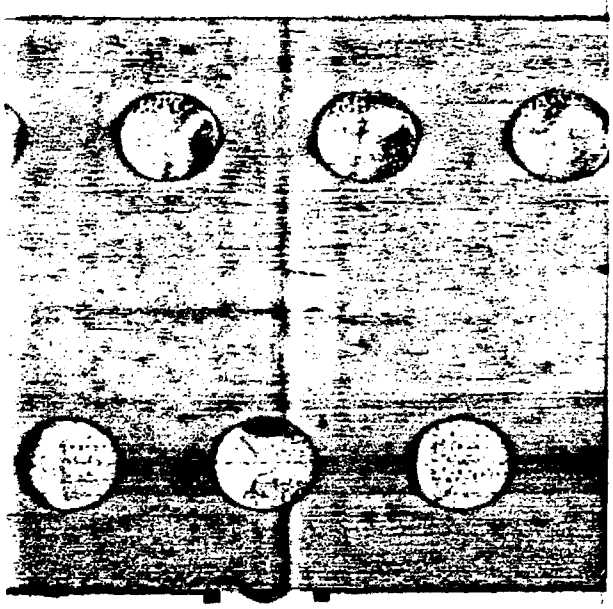
0225948
IDENTIF. & REFERENCE

96 SEP 17 AM 8:24

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9228 09/17 0101 03CHECK 210.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10192 PG 852

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 55000.00	
			CON TX 203.50	
			PRFEE 1.00	
			WDEED 1.00	
			~~TOTAL~~ ~~205.50~~	
			~~CHECK~~ ~~205.50~~	
09/17/96	01	08:28 0001 9228		
			VOID	
			WDEED 1.00	
			~~RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK~~ 12.00	
			~~TOTAL~~ ~~11.00~~	
			~~CHECK~~ ~~11.00~~	
09/17/96	01	08:29 0001 9229		

0225948
IDENTIF. ↑ REFERENCE

96 SEP 17 AM 8:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

TOTAL $216.50 XX

No.1031667