WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Morris W Bayless
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August 19 96

Janice B. Tipps
Notary Public

MY COMMISSION EXPIRES: April 25, 1998
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, P.C., 1281-G N. Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Morris W. Bayless (NAME)	Boatmen's National Mortgage, (NAME)	MAP 137
1615 Bakers Grove Road (ADDRESS)	4041 Knight Arnold Road (ADDRESS)	PARCEL 07
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Memphis, TN 38118 (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, John Houston Burnette, Jr. and wife, Deborah Parsons Burnette

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Morris W. Bayless and Janet Fields Bayless, married

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:

A certain tract or parcel of land in Davidson County, Tennessee described as follows:

Land in the 4th, formerly 16th, Civil District of said County, being a part of the 104 acre tract conveyed to George W. Castleman by deed from Josiah Castleman, of record in Book 75, Page 204, Register's Office for said County, and described as follows:

Beginning at a point in the center line of Granny Wright Road, the north boundary line of a 46.8 acre tract conveyed to J. R. Castleman by deeds of record in Book 443, Page 51, and in Book 492, Page 93, said Register's Office; thence with Castleman's north line westerly 43.37 poles more or less to a point; thence northerly 210 feet; thence easterly 43.37 poles more or less to the center line of Granny Wright Road; thence southerly with the center of the road 210 feet to the beginning.

Less and except the following described lot previously conveyed to Sarah Burnette:

A certain tract or parcel of land in the 4th Civil District of Davidson

CONTINUED

unimproved ( )
This is improved (X) property, known as 1615 Bakers Grove Road, Hermitage, Tennessee 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 our hand s this 30th day of August, 19 96

John Houston Burnette, Jr.

Deborah Parsons Burnette

LEGAL DESCRIPTION CONTINUATION

County, State of Tennessee, as follows:

Beginning on a stake in the center of the Granny Wright Road, the north boundary line of a 46.8 acre tract conveyed to J. R. Castleman, by deeds of record in Book 443, Page 51, and in Book 492, Page 93, said Register's Office; thence with the Castleman's north line westerly 145 feet to a stake; thence northerly 105 feet to a stake; thence easterly 145 feet to a stake in the center of said road; thence southerly with the center of said road 105 feet to a stake and to the point of beginning.

BEING the same property conveyed to John Houston Burnette, Jr. and wife, Deborah Parsons Burnette by deed from J.H. Burnette and wife, Jearline Burnette of record in Book 7710, Page 708, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Houston Burnette, Jr. and wife, Deborah Parsons Burnette

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 Mt. Juliet, Tennessee, this 30th day of August, 19 96.

Commission expires April 25, 1998

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

0227802
IDENTIF. & REFERENCE

96 SEP 23 AM 9:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

WILSON COUNTY, TENNESSEE
Received for recording the 9 day of SEP, 1996 at 8:00 AM
Notebook 32 page 73
REC. FEE $ 12.00 REC#1833-002
STATE TAX $ 2.60 BRENDA WHITE
REG. FEE $ 1.00 Deputy Register
RECORDED IN Deed BK 448 PG 132
MARGIE TRICE, REGISTER OF DEEDS

1215 09/23 0101 03CHECK 12.00