18

BOOK 10200 PG 51

464058.01
THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MSP)
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Alice Christy and Bill and Carol Colley 9445 Hwy.96 West Franklin, TN 37064	Same	Map 178 Part of Parcel 61

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, GARY LEE CHRISTY and wife, ANITA CHRISTY (collectively, "Grantors"), have this day bargained and sold, and do hereby transfer and convey unto each of ALICE CHRISTY, on the one hand, and BILL COLLEY and wife, CAROL COLLEY, on the other, a one-half undivided interest as tenants in common (collectively, "Grantees"), in certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference (the "Real Property").

The source of this description is a boundary survey dated April 26, 1996, prepared by Randolph L. Chapdelaine, R.L.S. #1444, whose address is 5106 Old Harding Road, Franklin, Tennessee 37064.

Being part of the same real property conveyed to Grantors by deed dated July 27, 1979 from Alice Christy of record in Book 5475, page 152, said Register's Office.

This is improved ( ) unimproved (X) property known as:

9445 — Hwy. 96 West
House Number — Street

Franklin, TN 37064
P. O. Address — City or Town

TO HAVE AND TO HOLD the said Real Property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantees, their heirs and assigns, forever.

GRANTORS covenant and bind themselves, their heirs and representatives to warrant specially and forever defend the title to said Real Property to Grantees, their heirs and assigns, against the lawful claims of all persons claiming through and under Grantors (other than claims arising out of the matters set forth on Exhibit A), but not further or otherwise.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 7th day of August, 1996.

September

Gary Lee Christy
GARY LEE CHRISTY

Anita Christy
ANITA CHRISTY

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public, Gary Lee Christy and Anita Christy, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of September, 1996.

Diane Modd
Notary Public

My Commission Expires:

My Commission Expires NOV. 20, 1996

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STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value (whichever is greater) for this transfer is $25,000.00.

Gary L. Christy
Gary Christy

Alice Christy
Alice Christy

Carol Colley
Carol Colley

Anita Christy
Anita Christy

Billy R. Colley
Billy Colley

Affiant

Subscribed and sworn to before me, this 7th day of September, 1996.

Deane H Todd
Notary Public

My Commission Expires:

My Commission Expires NOV. 20, 1996

EXHIBIT A
Legal Description

BEING A TRACT OF LAND SHOWN ON PROPERTY MAP 178, ASSESSOR'S OFFICE, BOUNDED IN GENERAL BY STATE HIGHWAY 96 ON THE NORTHEAST, MARY ANN SOUTH ON THE NORTHWEST, LLOYD LINTON ON THE SOUTHWEST, AND THE GARY CHRISTY REMAINDER ON THE SOUTHEAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET AT AN EXISTING BUT BROKEN CONCRETE MONUMENT ON THE SOUTHWEST R.O.W. OF STATE HIGHWAY 96, SAID PIN BEING THE EASTERNMOST CORNER OF MARY ANN SOUTH (REF. DEED BOOK 7035 PAGE 710, R.O.D.C.); THENCE LEAVING SOUTH AND WITH THE SOUTHWEST R.O.W. OF THE HIGHWAY, RUNNING GENERALLY ALONG THE TOP OF THE NORTHEAST BANK OF LITTLE EAST FORK CREEK, S 57 deg. 44 min. 02 sec. E 102.74 ft. TO AN IRON PIN SET, SAID PIN BEING LOCATED N 57 deg. 44 min. 02 sec. W 347.56 ft. FROM A REFERENCE IRON PIN; THENCE LEAVING THE HIGHWAY AND WITH 2 NEW LINES, S 30 deg. 49 min. 28 sec. W, CROSSING FIRST THE CREEK, AND THEN THE CENTERLINE OF A 50 ft. INGRESS-EGRESS EASEMENT AT 95.24 ft., IN ALL 294.24 ft. TO AN IRON PIN SET; THENCE S 59 deg. 27 min. 56 sec. W, CROSSING A FENCE AT APPROXIMATELY 564 ft., IN ALL 604.42 ft. TO AN IRON PIN SET IN THE NORTHEAST LINE OF LLOYD LINTON (REF. DEED BOOK 6697 PAGE 731, R.O.D.C.), SAID PIN BEING LOCATED N 35 deg. 28 min. 49 sec. W 1025.98 ft. FROM A REFERENCE IRON PIN;

THENCE WITH LINTON'S NORTHEAST LINE, N 35 deg. 28 min. 49 sec. W 318.13 ft. TO AN EXISTING IRON PIN NEAR A FENCE CORNER, SAID PIN BEING MARY ANN SOUTH'S SOUTHERNMOST CORNER; THENCE LEAVING LINTON AND THE FENCE, AND WITH SOUTH'S SOUTHEAST LINE, N 65 deg. 11 min. 26 sec. E, EVENTUALLY RUNNING GENERALLY WITH A FENCE, AND RE-CROSSING LITTLE EAST FORK CREEK, 847.35 ft. TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES, MORE OR LESS, AND BEING THE WESTERN PORTION OF DEED BOOK 5475 PAGE 152, REGISTER'S OFFICE, ACCORDING TO A SURVEY DATED 4/26/96 BY RANDOLPH L. CHAPDELAINE, R.L.S. #1444, 5106 OLD HARDING ROAD, FRANKLIN, TENNESSEE 37064.

THE ABOVE-DESCRIBED TRACT IS SUBJECT TO A 70 ft. MAINTENANCE EASEMENT SERVING THE STATE OF TENNESSEE, FOR LITTLE EAST FORK CREEK, WHICH EASEMENT RUNS ACROSS THE NORTH SIDE OF THE PROPERTY, AND WHICH EASEMENT IS SHOWN ON THE STATE HIGHWAY 96 RIGHT-OF-WAY PLANS 94012-2207-04, AND 19150-2203-04, SHEET #15.

INCLUDED WITH THE ABOVE-DESCRIBED 5 ACRE TRACT IS A 50 ft. NON-EXCLUSIVE INGRESS-EGRESS EASEMENT WHICH RUNS FROM STATE HIGHWAY 96, ACROSS THE NORTH SIDE OF PROPERTY OWNED BY MARILYN JORDAN AND GARY CHRISTY, TO THE EAST SIDE OF THIS 5 ACRE TRACT, WHOSE CENTERLINE IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN SET AT AN EXISTING BUT BROKEN CONCRETE MONUMENT ON THE SOUTHWEST R.O.W. OF STATE HIGHWAY 96, SAID PIN BEING THE EASTERNMOST CORNER OF MARY ANN SOUTH (REF. DEED BOOK 7035 PAGE 710, R.O.D.C.); THENCE LEAVING SOUTH AND WITH THE SOUTHWEST R.O.W. OF THE HIGHWAY, RUNNING GENERALLY ALONG THE TOP OF THE NORTHEAST BANK OF LITTLE EAST FORK CREEK, S 57 deg. 44 min. 02 sec. E 941.33 ft. TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR THE CENTERLINE OF THE HEREIN DESCRIBED EASEMENT;

THENCE LEAVING THE HIGHWAY AND WITH THE CENTERLINE OF SAID EASEMENT FOR THE FOLLOWING 12 CALLS:

S 34 deg. 47 min. 34 sec. W 22.66 ft. TO A POINT;
S 52 deg. 40 min. 02 sec. W 33.93 ft. TO A POINT;
S 70 deg. 21 min. 35 sec. W 54.65 ft. TO A POINT;
S 80 deg. 18 min. 39 sec. W 85.03 ft. TO A POINT;
N 36 deg. 06 min. 08 sec. W 24.40 ft. TO A POINT;
N 26 deg. 38 min. 56 sec. W 29.85 ft. TO A POINT;
N 30 deg. 53 min. 58 sec. W 32.92 ft. TO A POINT;
N 41 deg. 51 min. 09 sec. W 50.44 ft. TO A POINT;
N 43 deg. 27 min. 47 sec. W 78.50 ft. TO A POINT;
N 49 deg. 03 min. 26 sec. W 53.67 ft. TO A POINT;
N 56 deg. 48 min. 50 sec. W 45.37 ft. TO A POINT;
and N 60 deg. 42 min. 41 sec. W 426.37 ft. TO A POINT IN THE SOUTHEAST LINE OF THIS 5 ACRE TRACT, SAID POINT BEING LOCATED S 30 deg. 49 min. 28 sec. W 95.24 ft. FROM THE IRON PIN MARKING THE NORTHEAST CORNER OF SAID 5 ACRE TRACT.

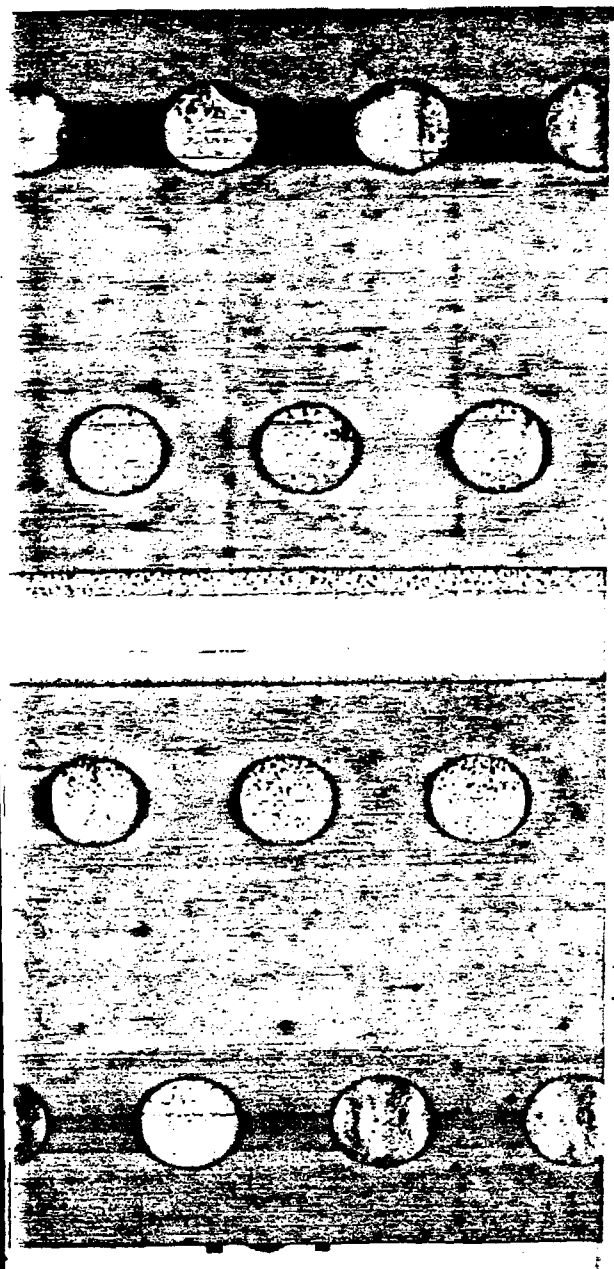
THE ABOVE-DESCRIBED TRACT IS ALSO SUBJECT TO A 20 ft. ELECTRIC EASEMENT WHICH RUNS ACROSS THE NORTH SIDE OF THE PROPERTY AND SERVES THE MIDDLE TENNESSEE ELECTRIC CO-OP.

AND THE ABOVE-DESCRIBED TRACT IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND COVENANTS OF RECORD.

0228321
IDENTIF. & REFERENCE

96 SEP 24 AM 8:04
FELIX A. ALL SUP. U REGISTER
DAVIDSON COUNTY, TN.

1761 09/24 0101 03CHECK 113.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10200 PG 56

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	25000.00
			CON TX	92.50
			PRFEE	1.00
			WDEED	20.00
			TOTAL	113.50
			CHECK	113.50
09/24/96	01	08:06	0001	1761

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0228321
IDENTIF. # REFERENCE

96 SEP 24 AM 8:

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.1034169