WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November 19 96

Notary Public

MY COMMISSION EXPIRES: January 24, 1998
(AFFIX SEAL)

AARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

BOOK 10266 PG 310

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072
BASED UPON INFORMATION FURNISHED BY THE PARTIES

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TERRY WILKES	SAME	PART OF
(NAME) PO Box 70612	(NAME)	MAP 7
(ADDRESS) Nash TN 37207	(ADDRESS)	PARCEL 55
(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, TOMMY L. CUNNINGHAM AND WIFE, PATSY CUNNINGHAM

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TERRY WILKES AND WIFE, JANET H. WILKES

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 Davidson County, Tennessee, being Tract 5 on an unrecorded survey by Ray G. Cole, Registered Land Surveyor No. 924, dated March 26, 1992, revised Agusut 24, 1995, as follows:

BEGINNING at an iron pin (old), the most southeast corner of this tract, a corner to Richard W. Uselton (Deed Book 7851, page 310), and being the most southeast corner of property conveyed in Deed Book 8590, page 939; thence, from said beginning point and with the line of said Uselton for the next three calls as follows: N 85 deg. 25' 49" W 679.55 feet to an iron pin (old); thence South 02 deg. 46' 18" W 224.89 feet to an iron pin (old); thence N 85 deg. 33' 43" W 243.91 feet to iron pin (old); thence N 08 deg. 25' 27" E 108.16 feet to an iron pin (old); thence N 08 deg. 23' 16" E 430.05 feet to an iron pin (old), a corner to Tract 4, this survey; thence, with said Tract 4, S 81 deg. 48' 36" E 878.47 feet to an iron pin set at the northwest base of a 24 inch Oak tree; thence S 03 deg. 43' 23" W 256.23 feet to the beginning, containing 7.00 acres, more or less.

INCLUDED in this conveyance is a Joint 50-foot Access Easement being more particularly described as follows: BEGINNING at a point in the easterly right-of-way line of Highway 41, the most southwest corner of Tract 3, and being located along the margin of said highway from a concrete highway monument, corner to B. B. Adamson (deed book 2044, page 251) as follows: S 04 deg. 56 min. 47 sec. W 30.60 feet to a concrete highway monument; thence S 14 deg. 39 min. 27 sec. E 83.32 feet to said BEGINNING POINT; thence, from said beginning point and leaving said highway, N 37 deg. 11 min. 54 sec. E 321.29 feet to an iron pin; thence, N 76 deg. 19 min. 43 sec. E 262.72 feet to an iron pin; thence, N 88 deg. 15 min. 53 sec. E 173.34 feet to an iron pin; thence N

CONTINUED

unimproved (X)
This is improved ( ) property, known as Highway 41, 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 20th day of November 19 96

Tommy L Cunningham
TOMMY L. CUNNINGHAM

Patsy Cunningham
PATSY CUNNINGHAM

LEGAL DESCRIPTION CONTINUATION

78 deg. 32 min. 09 sec. E passing an iron pin, a common corner to Tracts 3 and 4, at 119.69 feet, and in all a total of 179.69 feet to an iron pin; thence, S 65 deg. 58 min. 19 sec. E 88.45 feet to an iron pin; thence S 08 deg. 23 min. 16 sec. W 51.92 feet to a point; thence N 65 deg. 58 min. 19 sec. W 96.94 feet to a point; thence N 78 deg. 32 min. 09 sec. W 168.40 feet to a point; thence S 88 deg. 15 min. 53 sec. W 162.33 feet to a point; thence S 76 deg. 17 min. 17 sec. W 107.59 feet to an iron pin; thence, S 76 deg. 19 min. 23 sec. W 131.07 feet to an iron pin; thence, S 37 deg. 20 min. 13 sec. W 343.49 feet to a point in the right of way line of said Highway 41; thence, with said highway N 14 deg. 39 min. 27 sec. W 63.46 feet to the beginning, containing 1.17 acres, more or less.

Being a portion of the same the same property conveyed to TOMMY L. CUNNINGHAM AND WIFE, PATSY CUNNINGHAM by Deed of record in Book 8590, page 939, Register's Office for Davidson County, Tennessee.

1996 Property Taxes will be prorated between the parties outside of closing and the Grantors and Grantees will remit their respective shares before the same become delinquent.

Tommy L. Cunningham
TOMMY L. CUNNINGHAM

Patsy Cunningham
PATSY CUNNINGHAM

STATE OF TENNESSEE

COUNTY OF DAVIDSON

F... 10266 PG 312

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TOMMY L. CUNNINGHAM AND WIFE, PATSY CUNNINGHAM

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 GOODLETTSVILLE, Tennessee, this 20th day of November, 19 96.

Commission expires January 24, 1998

AARON ADAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

02-8713

IDENTIF. ↑ REFERENCE

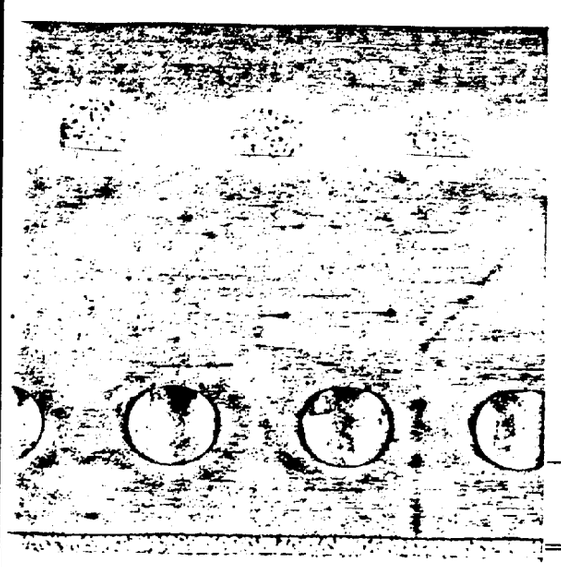
96 NOV 21 AM 10: 14

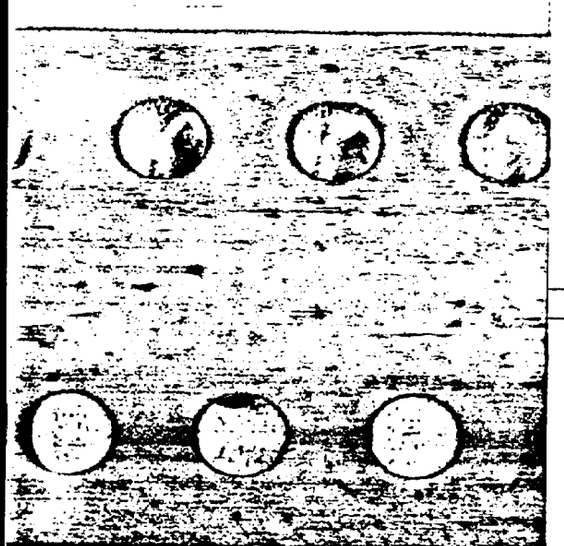
REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

758 11/21 0101 03CHECK

64.80





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

RECEIVED OF _____

FOR _____

BOOK 10266 PG 313

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 14000.00
CON TX 51.80
PRFEE 1.00
TDEED 12.00
TOTAL 64.80
CHECK 64.80

11/21/96 01 10:17 0001 7758

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02487 13
IDENTIF. & REFERENCE

96 NOV 21 AM 10: 14

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1090464