0250187

IDENTIFICATION REFERENCE

This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

96 NOV 26 AM 9:17

MAIL REV.

DAVIDSON COUNTY, TN.

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Robert D. Fulcher, III & Eleanor W. Fulcher 9467 Little East Fork Rd. Franklin, TN 37064	Norwest Mortgage, Inc. P.O. Box 6502 Springfield, OH 45501-6502	Part of 178-00-0-067.00

BOOK 10271 PG 41

WARRANTY DEED

For and in 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, **Richard A. Dreves and wife, Deborah A. Dreves,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Robert D. Fulcher, III and wife, Eleanor W. Fulcher**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Beginning at a point said point being North 23 degrees 31 minutes 49 seconds West 50 feet from the point of beginning as established by the deed of record in Book 6970, page 267 of the Register's Office of Davidson County wherein Elmer Jones et ux conveyed a parcel of land to Richard A Dreves et ux; thence North 26 degrees 46 minutes 30 seconds East a distance of 50.00 feet to a point; thence North 63 degrees 13 minutes 30 seconds West a distance of 187.22 feet to a point; thence North 66 degrees 12 minutes 59 seconds West a distance of 274.00 feet to a point; thence North 70 degrees 16 minutes 59 seconds East a distance of 498.52 feet to a point; thence North 21 degrees 10 minutes 36 seconds West a distance of 359.07 feet to a point; thence North 75 degrees 25 minutes 27 seconds West a distance of 189.71 feet to a point; thence South 53 degrees 41 minutes 06 seconds West a distance of 666.44 feet to an iron pin in a rock ledge; thence southwardly 21.5 feet to a point in Little East Fork Creek; thence running in Little East Fork Creek South 60 degrees 33 minutes 05 seconds East a distance of 207.95 feet to a point; thence South 66 degrees 12 minutes 59 seconds East a distance of 488.08 feet to the point; thence South 63 degrees 13 minutes 30 seconds East a distance of 185.91 feet to the point of beginning and containing 6.90 acres, more or less. This description is based upon calculated bearings and distances from the above referenced deed of record in Book 6970, page 267, Register's Office of Davidson County which deed was based on a March 5, 1986 survey by John Coode IV.

There is also included in this conveyance an easement for ingress and egress and utilities to the above-described property with said easement being more fully described by instrument of record in Book 10271, page 26, Register's Office.

Being a portion of the same property conveyed to Richard A. Dreves and wife, Deborah A. Dreves by deed from Elmer A. Jones and wife, Gloria S. Jones of record in Book 6970, page 267, Register's Office of Davidson County, TN.

Subject to the following restrictions and conditions:

1. 1996 taxes are a lien, now due and payable. Said taxes being prorated and paid at closing.

2. Easement of record in Book 6970, page 265, said Register's Office.

3. Subject to any and all building and zoning regulations of City, County and State.

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 COVENANT with the said Grantees that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

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AND WE 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.

This improved property is known as: 9467 Little East Fork Road, Franklin, TN 37064.

WITNESS OUR HANDS THIS 19TH DAY OF NOVEMBER, 1996 IN FRANKLIN, TENNESSEE.

RICHARD A. DREVES

DEBORAH A. DREVES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, **Richard A. Dreves and Deborah A. Dreves,** the within named bargainors with whom I am personally acquainted and who acknowledge that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 19th day of November, 1996 in Franklin, Tennessee.

NOTARY PUBLIC

My Commission Expires: 1-3-98

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $315,153.00.

AFFIANT

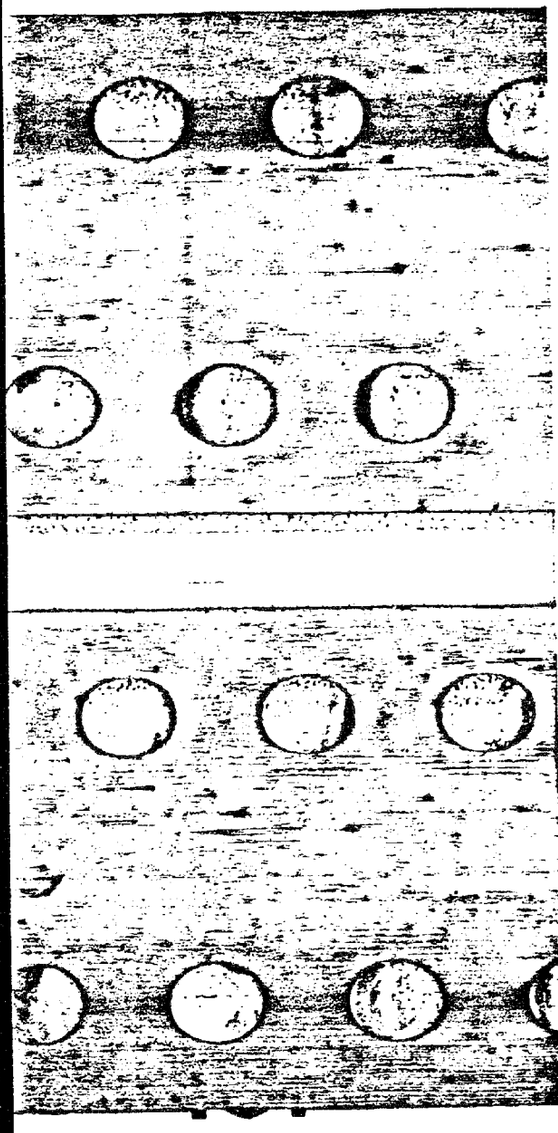
Sworn to and subscribed to me, the undersigned, this 19th day of November, 1996, in Franklin, Tennessee.

NOTARY PUBLIC

My Commission Expires: 1-3-98

9361 11/26 0101 03CHECK 1175.07

5274.9600/ml



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

RECEIVED OF _____

FOR _____

BOOK 10271 PG 43

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 315153.00
				CON TX 1166.07
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1175.07
				CHECK 1175.07
11/26/96	01			09:17 0001 9361

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0250187
IDENTIF. & REFERENCE

96 NOV 26 AM 9:17

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 1092049