STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF DECEMBER, 1996.

Notary Public

(AFFIX SEAL)

DANIEL PATRICK NIZNIK NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires: 1-31-2000

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Madison Title Company
101 Shepherd Hills Drive
Madison, Tennessee 37115

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Charles E. Rhoten 136 Fairways Drive Hendersonville, TN 37075	SAME AS NEW OWNER	43-13-378 & 379

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, **ANNA PEARL GREEN, a widow**, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said **CHARLES E. RHOTEN AND WIFE, CAROLE RHOTEN**, (the "Grantees"), his successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Numbers 37, 38 and part of Lots 39, 40 and 41 Block "I" Forest Park Subdivision at Madison as of record in Book 843, page 44, R.O.D.C., Tennessee, and more particularly described according to a survey by R.L. Montoya-Land Surveying, Inc. dated October 14, 1996, as follows:

BEGINNING at a point marking the intersection of the westerly margin of Forest Park Road and the southerly margin of Elm Street; thence with said southerly margin of Elm Street North 82 degrees 07 minutes 17 seconds West 513.47 feet to an iron rod (new) being the actual point of beginning for this described parcel; thence leaving said margin with the westerly line of the G. Bullock Property as of record in Deed Book 9596, page 966, R.O.D.C., Tennessee and a easterly line of this described parcel, South 09 degrees 06 minutes 30 seconds West 200.32 feet to an iron rod (new); thence South 82 degrees 07 minutes 17 seconds East 200.00 feet to an iron rod (new) and the southeast corner of the J. L. Warpool Property as of record in Deed Book 1539, page 173, R.O.D.C., Tennessee; thence South 08 degrees 49 minutes 21 seconds West 109.29 feet to an iron rod (old) at the southwest corner of the Billy R. Hall Property as of record in Deed Book 7868, page 826, R.O.D.C., Tennessee; thence with the southerly line of the said Hall Property, South 82 degrees 37 minutes 39 seconds East 100.93 feet to an iron rod (old) at the northwest corner of the Jose A. Silva Property as of record in Deed Book 8703, page 558, R.O.D.C., Tennessee; thence with the westerly line of said Silva Property, South 08 degrees 11 minutes 15 seconds West, 74.82 feet to an iron rod (old) in the northerly line of the Forest Investment Group L.P. Property as of record in Deed Book 8485, page 559, R.O.D.C., Tennessee and the southerly line of this described parcel; thence with said line North 82 degrees 51 minutes 45 seconds West 499.84 feet to an iron rod (new); thence with the westerly line of this described parcel, North 08 degrees 47 minutes 56 seconds East 450.00 feet to an iron rod (new) in the southerly margin of Elm Street; thence with said margin South 82 degrees 07 minutes 17 seconds East 199.74 feet to the point of beginning, containing 145.944 square feet or 3.35 acres more or less.

Being property conveyed to George T. Green and wife, Anna Pearl Green, by deed from Bradley Sorrells, etal, of record in Book 2902,

page 569 and by deed from Gordon N. Brown and wife, Ettie O. Brown, of record in Book 4761, page 765, Register's Office, Davidson County, Tennessee. The said George T. Green having since died, property now vests solely in Anna Pearl Green as surviving tenant by the entirety.

This is improved/unimproved property known as 336 Elm Street, Madison, Tennessee 37115

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, his successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular 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 the 6th day of December, 1996.

~~GEORGE T. GREEN~~

Anna P. Green
ANNA PEARL GREEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, ~~George T. Green~~ and wife, Anna Pearl Green, the within named bargainor, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 6th day of December, 1996.

NOTARY PUBLIC

DANIEL PATRICK NIZNIK NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

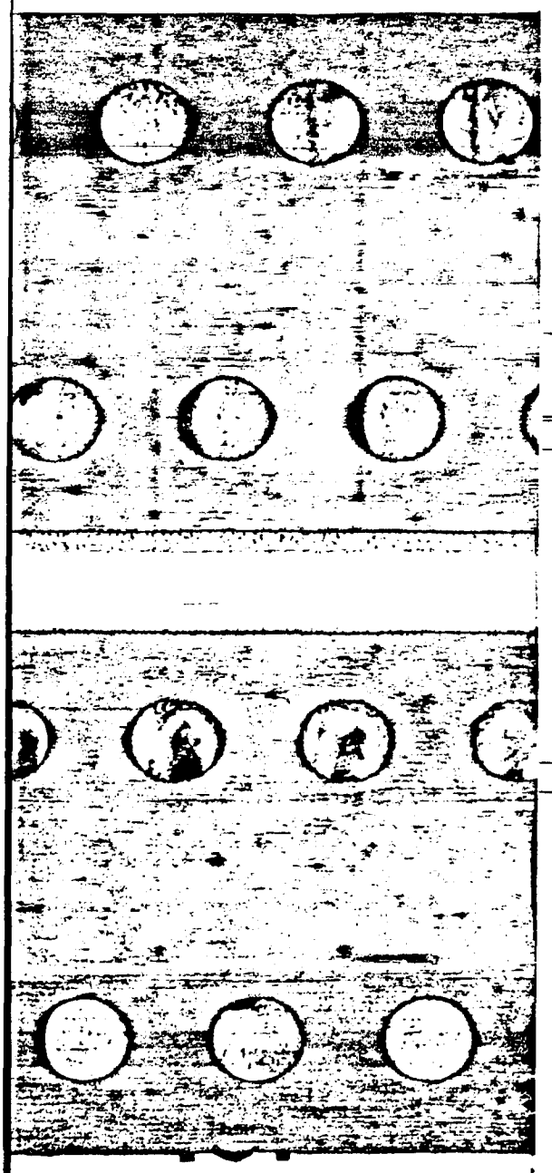
My Commission Expires: 10/21/2000

0255649
IDENTIF. ↑ REFERENCE

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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

C:\WPWIN\WP\GREEN.WD

5491 12/13 0101 03CHECK 367.90



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10289 PG 990

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

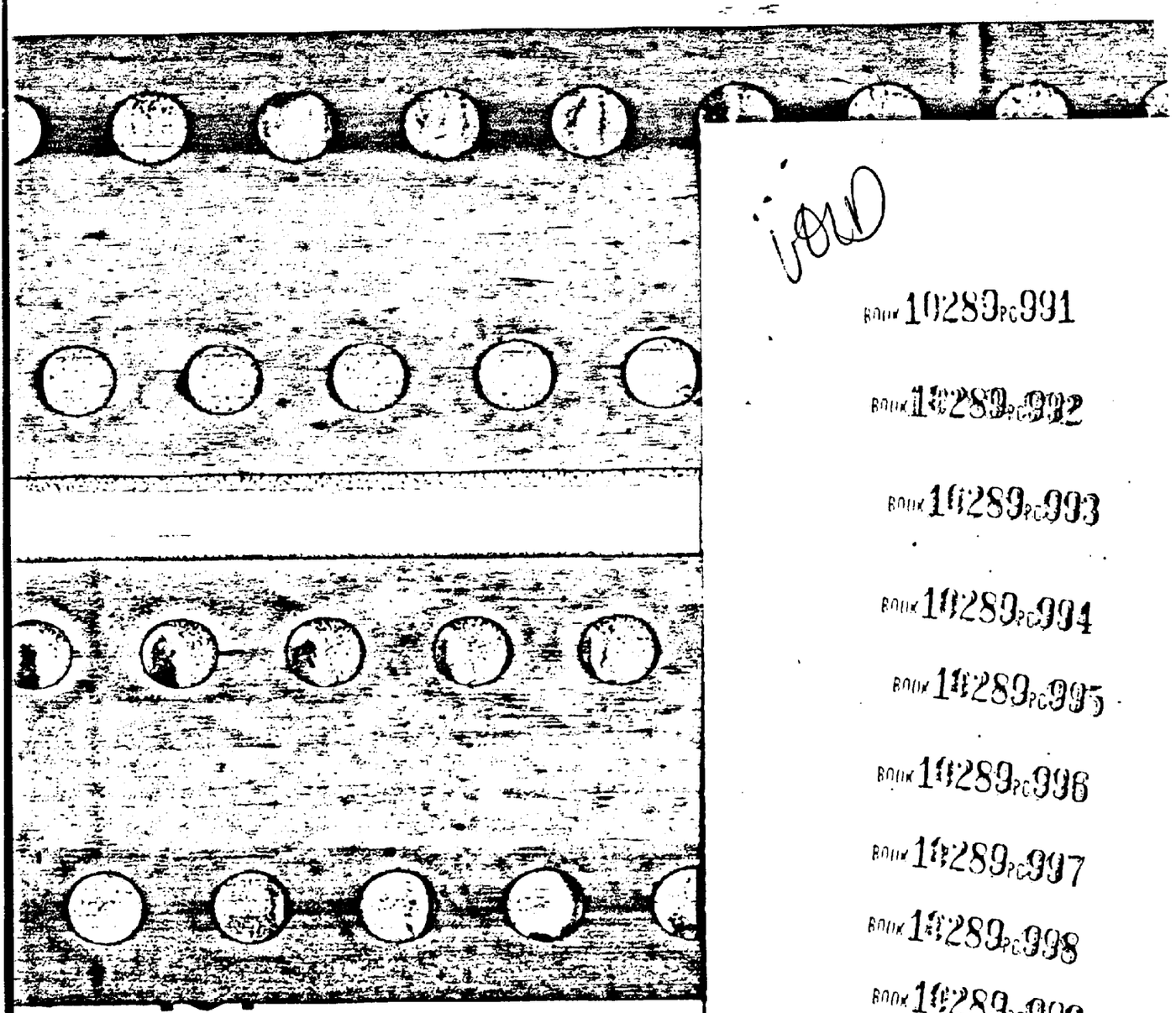
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				CON TX 358.90
				PRFEE 1.00
				MTGFEE 8.00
				TOTAL 367.90
				CHECK 367.90
			12/13/96 01	13:56 0001 5491

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0255649
IDENTIF. ↑ REFERENCE

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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1098110



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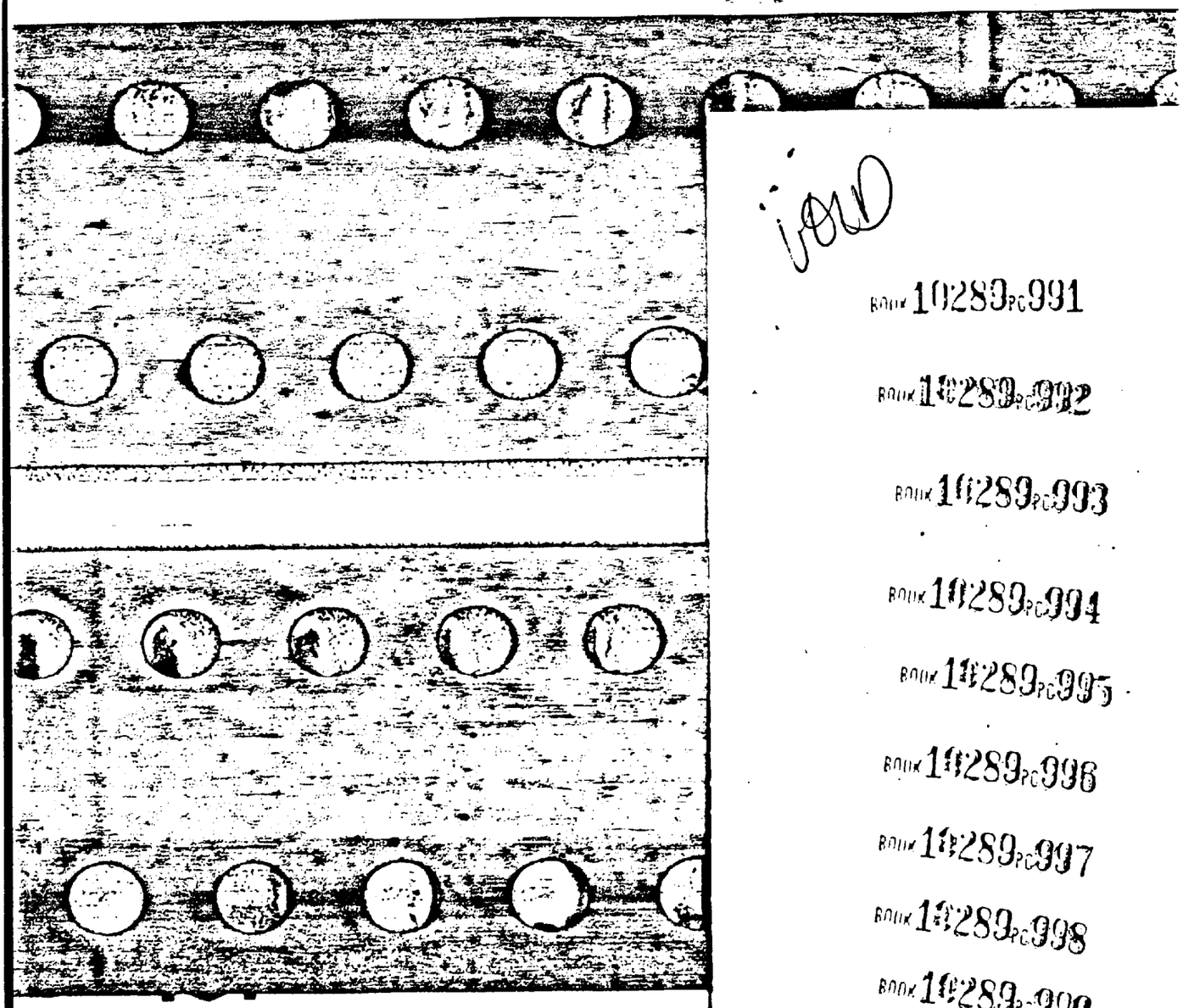
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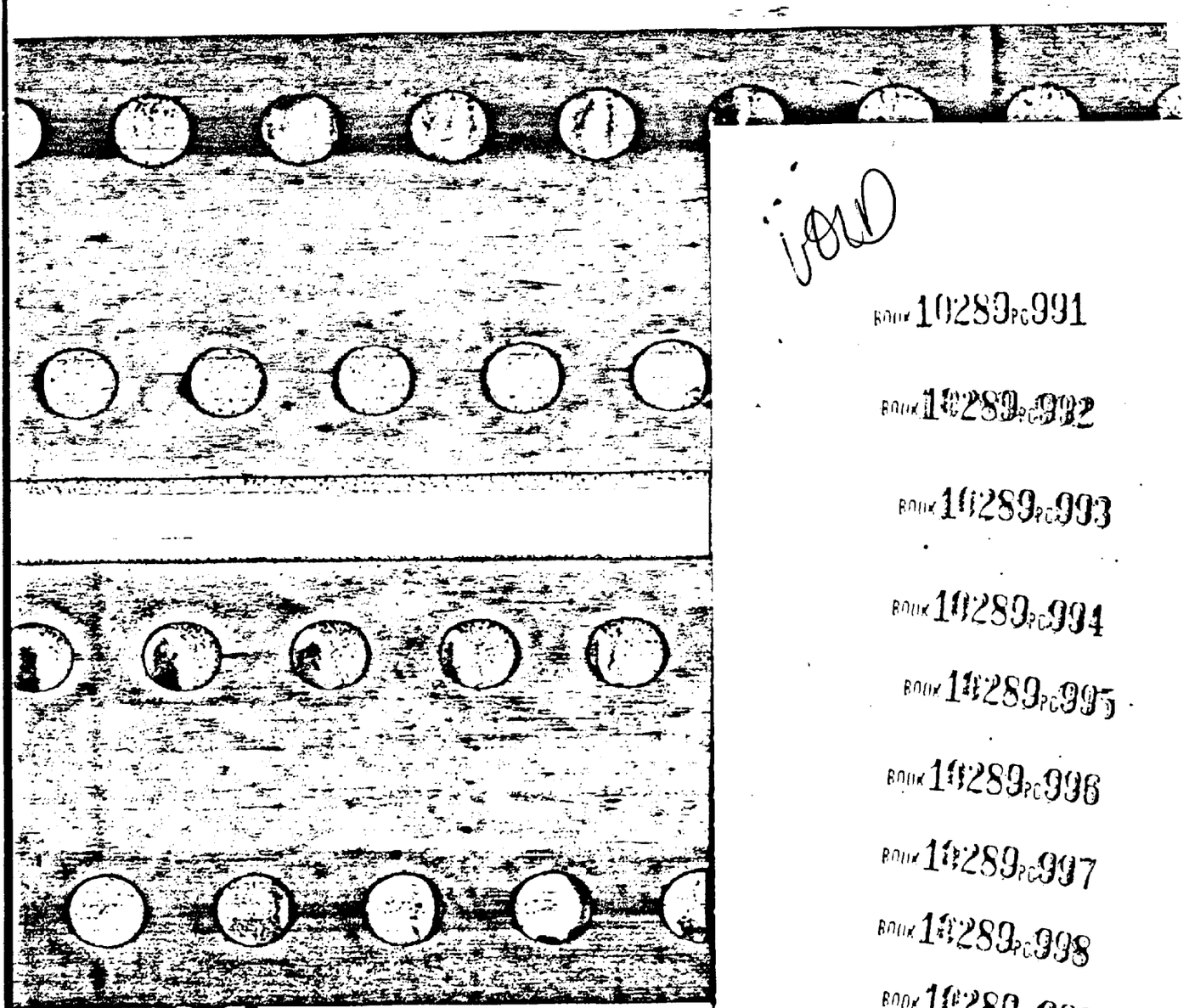
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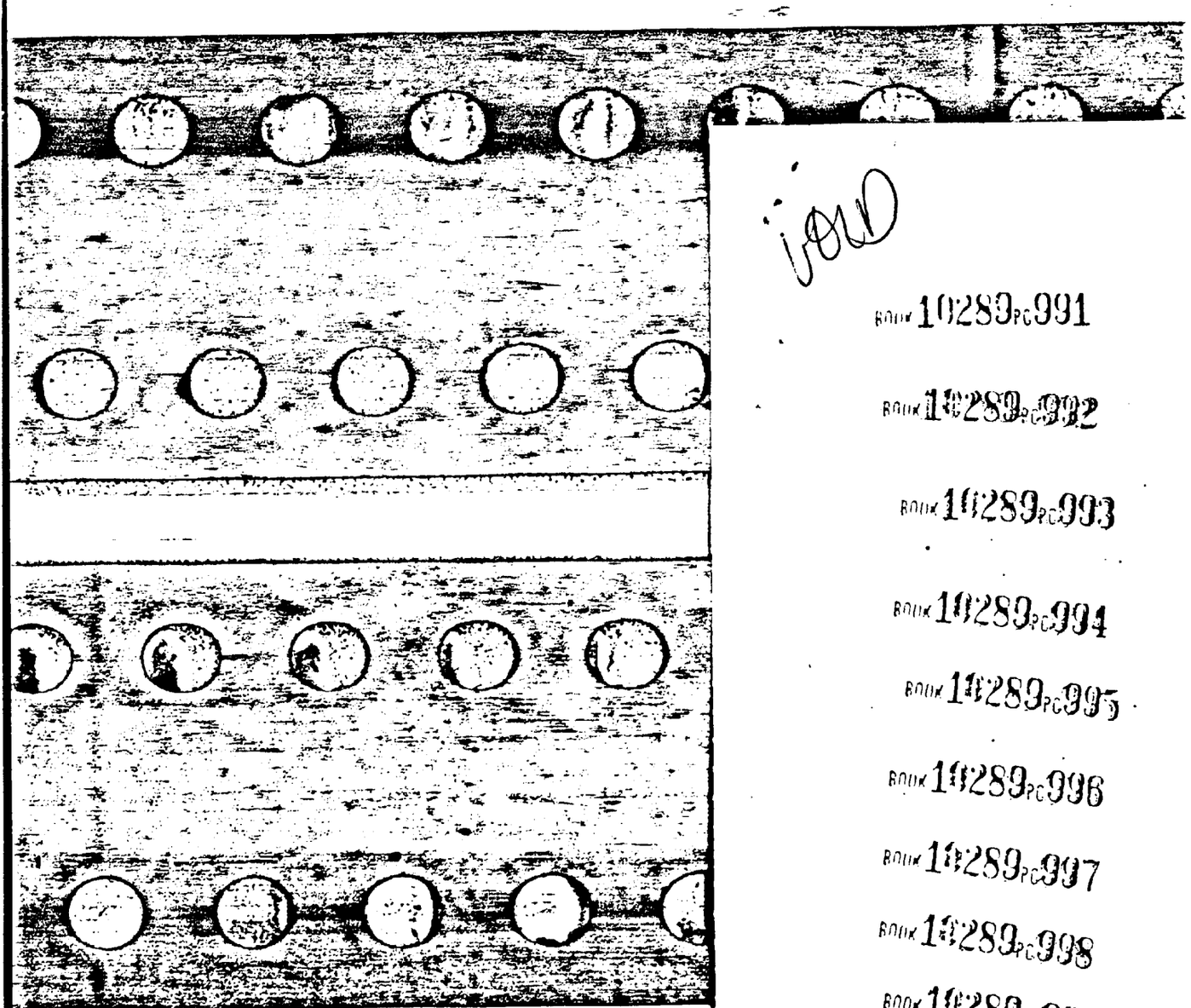
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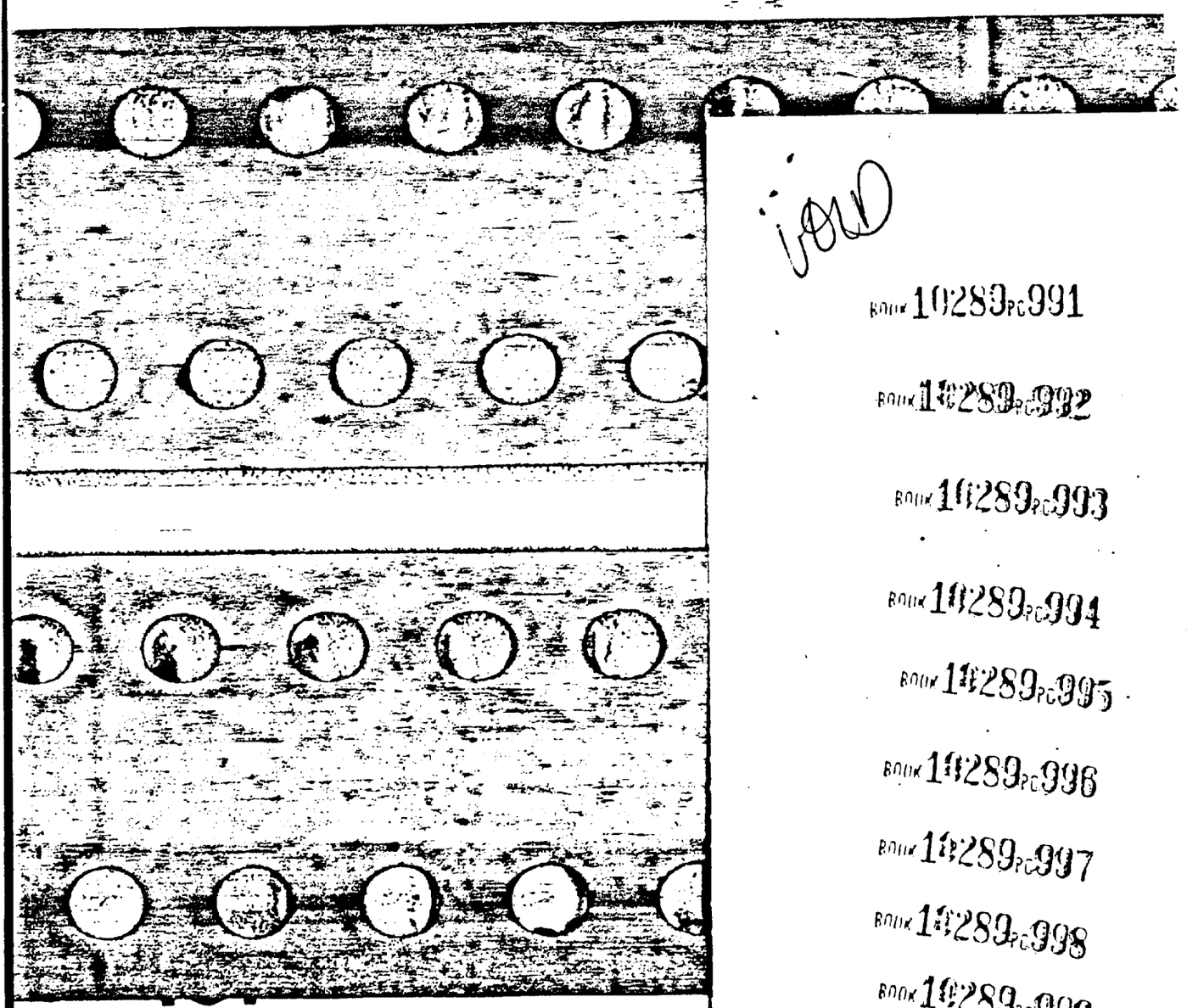
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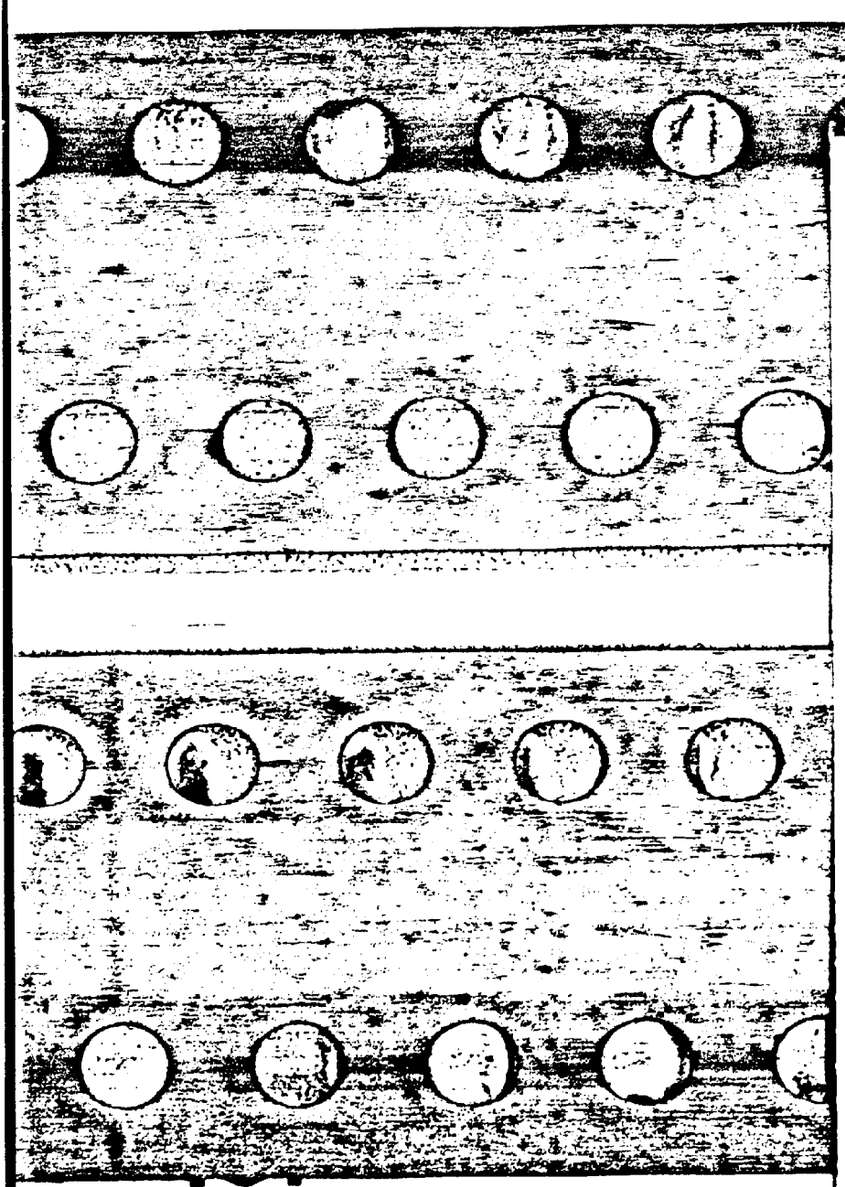
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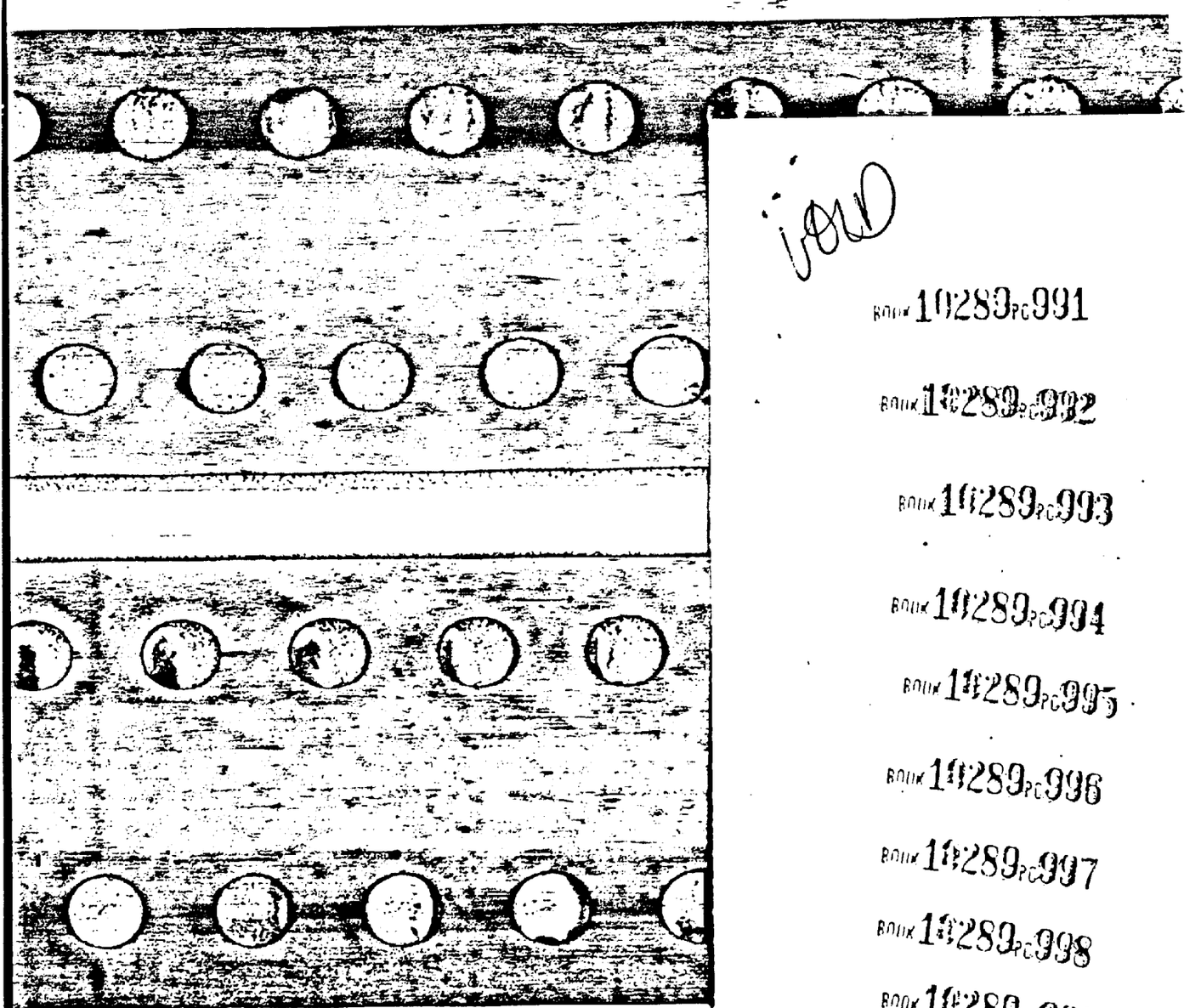
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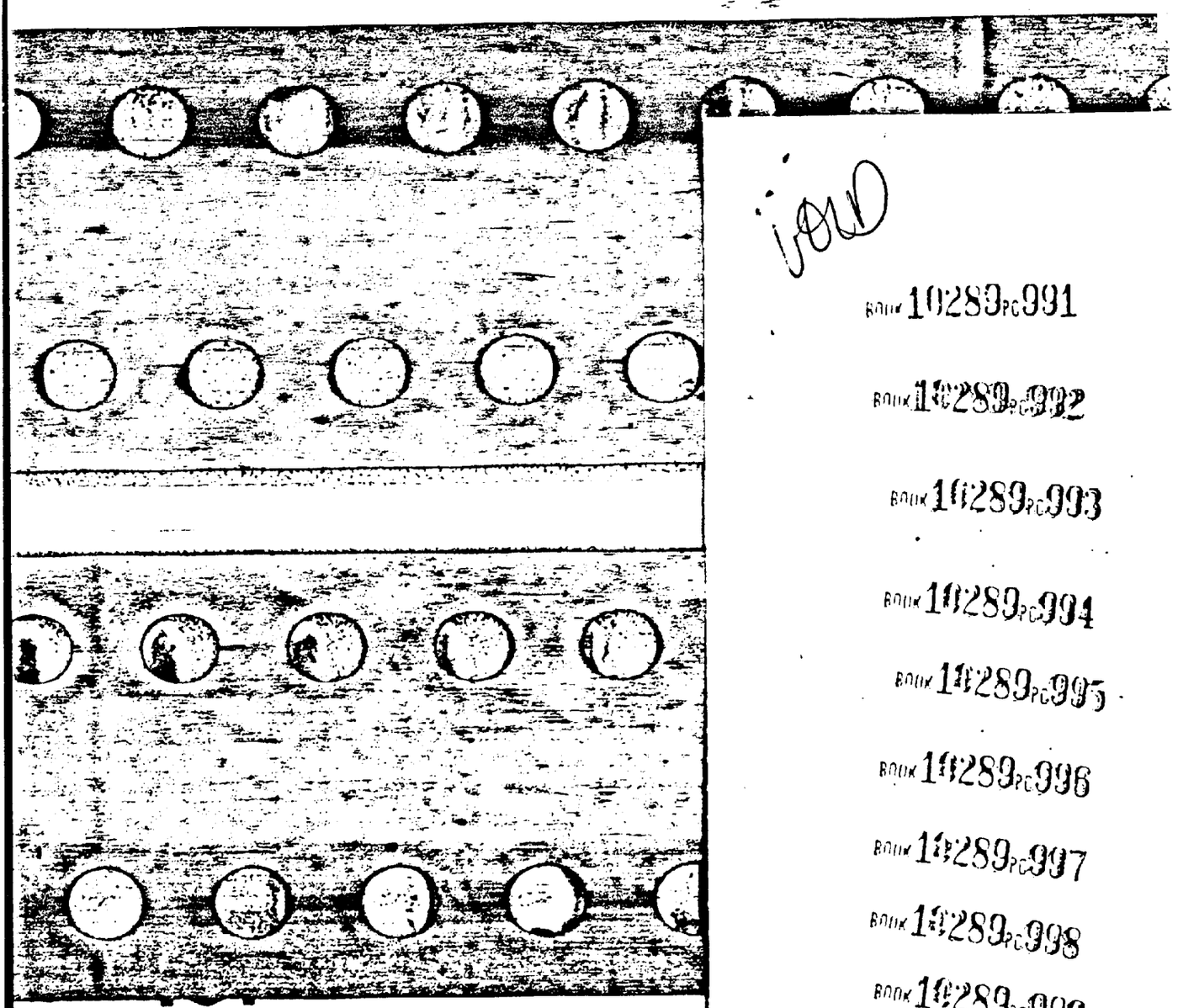
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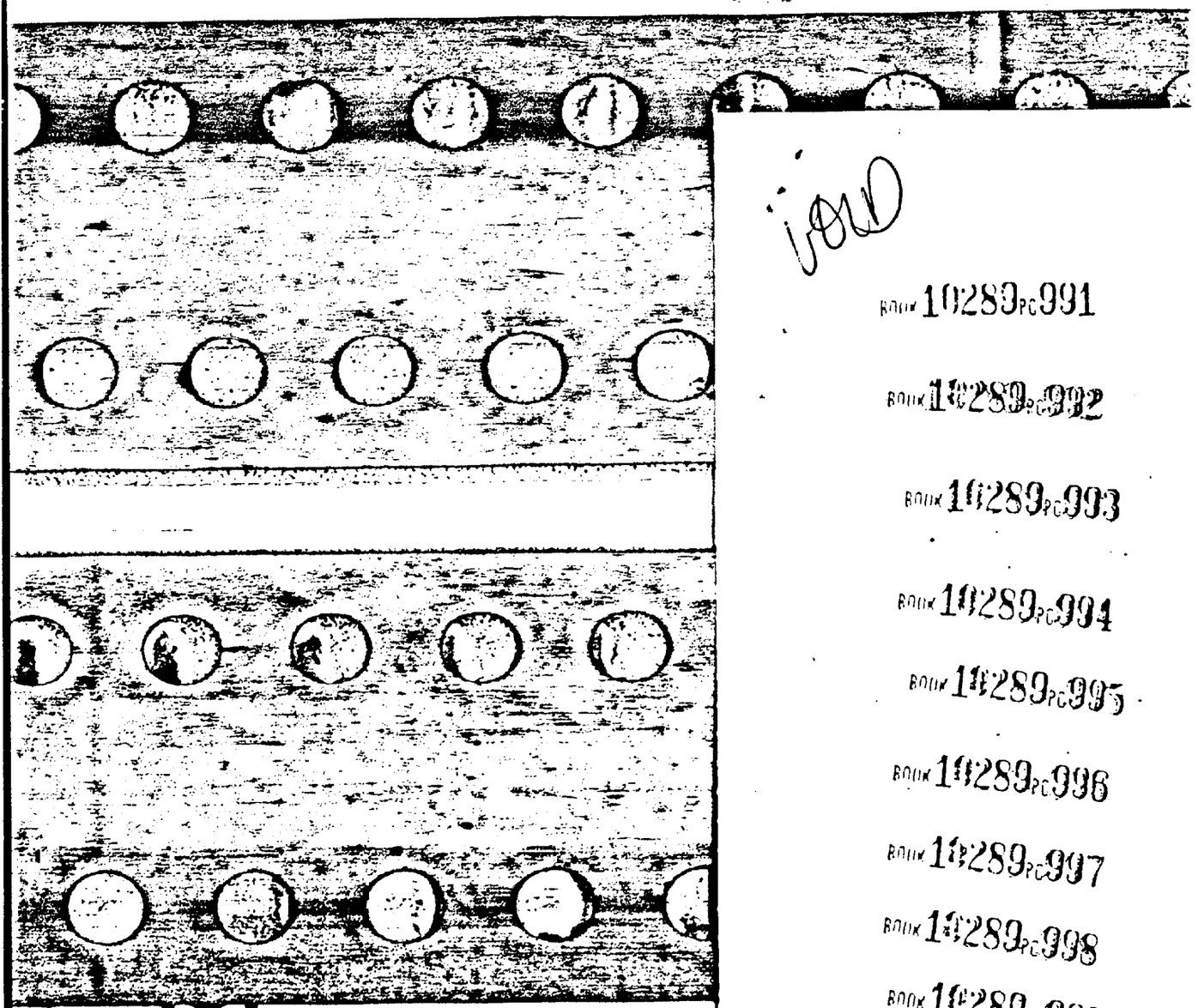
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