Box 58

BK/VOL 10311 PG 361

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December 19 96

Notary Public

MY COMMISSION EXPIRES: 11-30-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Malinda K. Draper	OWNER	MAP 86
(NAME)	(NAME)	
631 Old Lebanon Dirt Road		PARCEL 228
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, Earl F. Gowder and wife, Janice Eaton Gowder

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Malinda K. Draper

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, commencing at an iron pin located in the center line of the intersection of Old Lebanon Dirt Road and Tulip Grove Road; thence with a curve to the left in a southwesterly direction having a radius of 1465.0 feet and a distance of 671.66 feet to a point; thence S 65 deg. 46 min. 52 sec. W 90.46 feet to a railroad spike in the center line of Old Lebanon Dirt Road, the point of beginning; thence leaving the center line of said road N 32 deg. 22 min. 44 sec. W 818.42 feet to an iron pin; thence S 3 deg. 20 min. 52 sec. W 914.31 feet to a railroad spike in the center line of Old Lebanon Dirt Road; thence with the right of way of said road N 65 deg. 46 min. 52 sec. E 540.0 feet to the point of beginning.

Being the same property conveyed to Earl F. Gowder, Jr. by deed from Mr. and Mrs. Rex S. Gobbell of record in Book 8436, page 83, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Taxes for the year 1997 and subsequent years, a lien, but not yet due and payable.

Restrictive covenants contained in an instrument of record in Book 5122, page

CONTINUED

unimproved ( )
This is improved (X) property, known as 631 Old Lebanon Dirt Road, Hermitage, TN 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 31st day of December 19 96

Earl F Gowder by Wynelle Sanders
Earl F. Gowder
By: Wynelle Sanders, Attorney-in-fact

Janice Eaton Gowder by Wynelle Sanders
Janice Eaton Gowder
By: Wynelle Sanders, Attorney-in-fact

BOOK 10311 PG 362

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Earl F. Gowder and wife, Janice Eaton Gowder

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 Franklin, Tennessee, this 31st day of December 19 96.

Commission expires 11-30-97

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

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Wynelle Sanders, with whom I am personally acquainted, and who acknowledged that she is the attorney-in-fact of Earl F. Gowder and is authorized by Earl F. Gowder to execute this instrument on his behalf.

Witness my hand, at Nashville, Tennessee, this 31st day of December, 1996.

My commission expires: 11-30-97

Notary Public

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Wynelle Sanders, with whom I am personally acquainted, and who acknowledged that she is the attorney-in-fact of Janice Eaton Gowder and is authorized by Janice Eaton Gowder wo execute this instrument on her behalf.

Witness my hand, at Nashville, Tennessee, this 31st day of December, 1996.

My commission expires: 11-30-97

Notary Public

026171 7
IDENTIFICATION REFERENCE

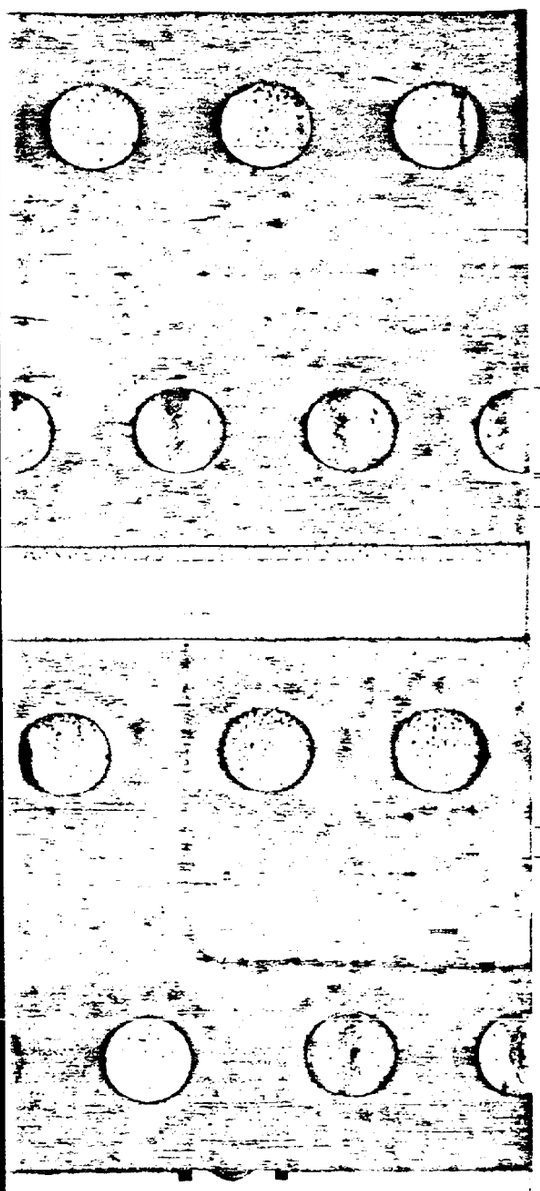
97 JAN -6 AM 10:19
RECORDED & FILED
DAVIDSON COUNTY, TN.

LEGAL DESCRIPTION CONTINUATION

970, Register's Office for Davidson County, TN.

Easement for right of way of Old Lebanon Dirt Road lying within boundaries of premises.

2246 01/06 0101 03CHECK 864.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 230000.00
				CDN TX 851.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 864.00
				CHECK 864.00
			01/06/97 01	10:19 0001 2246

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02617117
IDENTIF. # REFERENCE

97 JAN -6 AM 10:59

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 1104788