0269095

IDENTIF. & REFERENCE

BOOK 11336 PG 82

97 JAN 31 PM 4:24

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **29th** day of **January, 1997, by and between PAULETTE BURNELL and DON BURNELL, WIFE AND HUSBAND, Grantors, and VICKI H. METZGAR, UNMARRIED, and SUSAN E. JOHNSTON, UNMARRIED, Grantees.**

W I T N E S S E T H: That for and in consideration of Ten Dollars and no/100 ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, PAULETTE BURNELL and DON BURNELL, WIFE AND HUSBAND, herein referred to as Grantors, have this day bargained, sold and do hereby transfer and convey unto the said VICKI H. METZGAR, UNMARRIED, and SUSAN E. JOHNSTON, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, herein referred to as Grantees, their successors and assigns, certain real estate in DAVIDSON County, State of Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto ("the Property"). This conveyance of "the Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein.

This is unimproved property known as 19.4 ACRES, TINNON ROAD, GOODLETTSVILLE, TN 37072.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors and assigns forever. The Grantors do covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B" attached hereto. Grantors further covenant and binds himself, their successors, heirs and representatives, to warrant forever defend the title to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantors on the day and year first above written.

Paulette Burnell
PAULETTE BURNELL, Signature of Seller

Don Burnell
DON BURNELL
Signature of Seller

BOOK 10336 PG 83

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **PAULETTE BURNELL and DON BURNELL, WIFE AND HUSBAND** , the within named bargainors, 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, at office, this **29th** day of **January, 1997.**

Denise C. Allis
Notary Public

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE DENISE C. ALLIS

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

VICKI H. METZGAR and SUSAN E. JOHNSTON
1204 Kenwood Drive
Nashville Tn 37216-2208

Property Address:

19.4 ACRES, TINNON ROAD
GOODLETTSVILLE, TN 37072

Person Responsible for Taxes:

SAME
1204 Kenwood Dr
Nashville Tn 37216-2208

Parcel #: MAP 3, PARCEL 034

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $40000, which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Vicki H. Metzgar
Affiant

Sworn to and subscribed before me, a Notary Public, this **29th** day of **January, 1997.**

Denise C. Allis
Notary Public

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE DENISE C. ALLIS

My Commission Expires: 5/28/2000

RETURN TO:

STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A' BOOK 10336 PG 84

A tract of land in the 10th, formerly 20th, Civil District of Davidson County, being part of Lots 5 and 5 n the Plan of the Division of the lands of the heirs of Isam Butterworth and Phillip Joiner, Deceased, as of record in Book 161, page 22, Register's Office for Davidson County, Tennessee, and being more particularly described as Tract No. 3 according to a survey by A & A Engineers, Inc., dated March 27, 1986, Job No. 2575-86, as follows:

Beginning at a corner fence post in the west margin of Tinnon Road and leaving said road thence South 72 deg. 16' 55" West 812.63 feet to an iron pin; thence North 8 deg. 05' 18" West 215.00 feet to an iron pin; thence North 8 deg. 05' 55" West 90.00 feet to an iron pin; thence North 15 deg. 54' 31" West 152.17 feet to a 15 inch oak tree; thence North 48 deg., 15' 29" West 85.97 feet to an iron pin; thence North 40 deg. 20' 18" West 230.48 feet to a 12 inch oak tree; thence North 35 deg. 55' 55" West 49.37 feet to an iron pin; thence with a fence North 35 deg. 55' 55" West 228.93 feet to the center of a triple oak trees; thence North 41 deg. 37' 33" West 221.00 feet to an iron pin; thence North 45 deg. 17' 49" West 83.21 feet to an 18 inch oak tree; thence South 47 deg. 28" 12" West 291.40 feet to an iron pin; thence North 84 deg. 27' 56" West 88.86 feet to an iron pin; thence South 14 deg. 11' 08" West 727.13 feet to an iron pin; thence South 75 deg., 48' 52" East 1,223 feet, more or less, to a nail in a 24 inch beech tree; thence North 72 deg. 43' 55" East 799.38 feet to an iron pin in the west margin of Tinnon Road; thence with west margin of said road North 20 deg. 15' 33" West 77.57 feet to the point of beginning, containing 19.4 acres, more or less.

BEING the same property conveyed to PAULETTE BURNELL and DON BURNELL, WIFE AND HUSBAND by Installment Deed from ZACKARI S. AND BARBARA L. PARRISH, of record in Book 7052, page 458, Register's Office for DAVIDSON County, Tennessee.

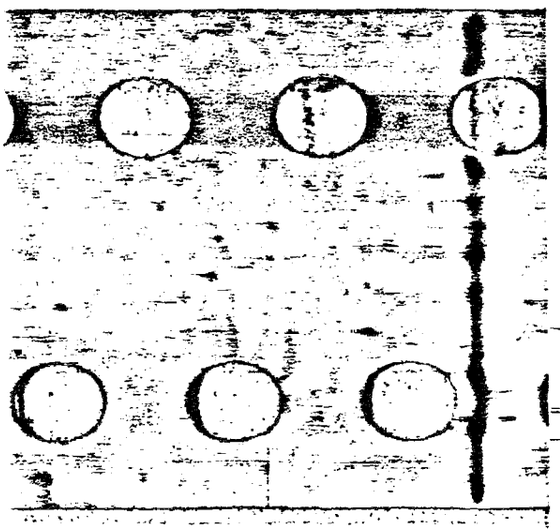
EXHIBIT 'B'

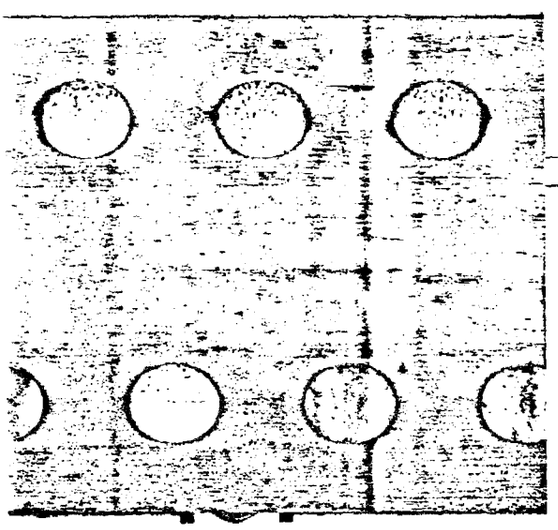
1. All real property taxes for the year 1997 and all subsequent years although the same are not yet due and payable (MAP 3, PARCEL 034, 77.88).

2. All matters set forth on the Plan of record in Book 161, page 22, Register's Office for Davidson County, Tennessee.
3. Easement for Electric Power Lines granted to the Tennessee Electric Power Company, of record in Book 653, page 40, Register's Office for Davidson County, Tennessee.

4. Restrictive Covenants recorded in Deed Book 7052, Page 458, Register's Office for DAVIDSON County, Tennessee.

0123 01/31 0101 03CHECK 161.00





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

RECEIVED OF _____

FOR _____

BOOK 10336 PG 85

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 40000.00
				CON TX 148.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 161.00
				CHECK 161.00
01/31/97	01			16:24 0001 0123

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0269095
IDENTIF. & REFERENCE

97 JAN 31 PM 4:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1112580