BOOK 10346 PG 985

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF February, 19 97

Notary Public

MY COMMISSION EXPIRES: 5-23-98
(AFFIX SEAL)

RETURN TO: **THIS INSTRUMENT WAS PREPARED BY**
Deanie L. Gregory, Attorney, 223 Madison Street, S. 102, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles L. Ross (NAME)	Same as New Owner (NAME)	Map 17
2907 Dickerson Rd. # 37		Parcel 212
Nashville, TN 37207 (ADDRESS)	(ADDRESS)	10D-3270
(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, Kenneth W. Ross and wife, Doris A. Ross

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles L. Ross

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 No. 3 on the Plat of a subdivision of the C. E. Spencer property of record in Plat Book 4595, Page 199, Register's Office for Davidson County, Tennessee.

Said Tract No. 3 fronts 257 feet on the southeast margin of Union Hill Road and extends back 415.8 feet on the northeast line and 415 feet onthe southwest line to a line in the rear on which it measures 223 feet thereon.

Being the same property conveyed to Kenneth W. Ross and wife, Doris A. Ross by deed from James R. Bell and wife, Ramona S. Bell of record in Book 5315, Page 932, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to notes, easements, setback lines, etc., if any, as may be set forth on the Plat of C. E. Spencer property of record in Book 4595, Page 199, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1815 Union Hill Road, 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 7th day of February, 19 97

Kenneth W. Ross

Kenneth W. Ross

Doris A. Ross

Doris A. Ross

BOOK 10346 PG 986

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth W. Ross and wife, Doris A. Ross

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 7th day of February, 19 97.

Commission expires 5-23-98

Hazel L. Gregory
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_____.

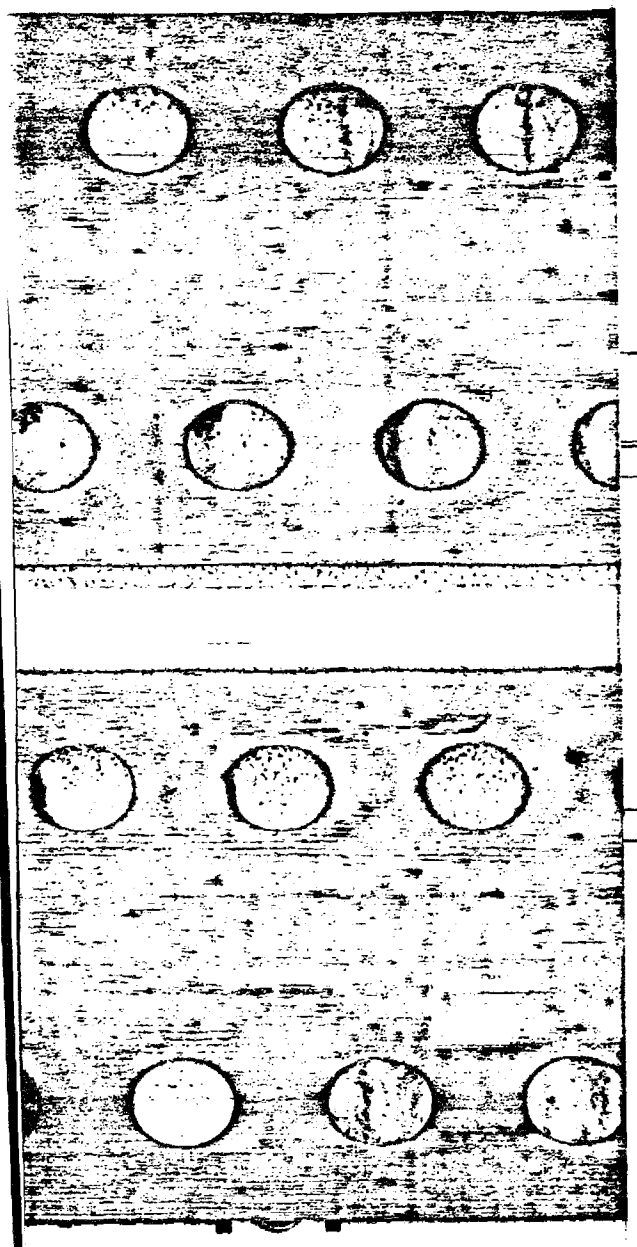
My commission expires _____

_____
Notary Public

0272267
IDENTIF. & REFERENCE

97 FEB 11 PM 1:15
FILED
REGISTER
DAVIDSON COUNTY, TN.

5497 02/11 0101 03CHECK 342.00



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

RECEIVED OF _____

FOR _____

BOOK 10346 PG 987

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	~~90000.00~~
			CON TX	333.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	342.00
			CHECK	342.00
02/11/97	01		13:19 0001	5497

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02722617
IDENTIF. ↑ REFERENCE

97 FEB 11 PM 1:15
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1115973