This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
2780 Highway 31W
White House, TN 37188

ADDRESS NEW OWNER:
Michael Angelo Hernan I, Karen Ann Hernan, and Emily J. Hernan
5452 Brick Church Pike
Goodlettsville, Tennessee 37072

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
The Farmers Bank
P.O. Box 10
Portland, Tennessee, 37148

MAP AND PARCEL:
MAP 18
PARCEL 78

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, J. William Ulm and wife, Martha A. Ulm, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Michael Angelo Hernan I, an undivided 1/3 interest and wife, Karen Ann Hernan, an undivided 1/3 interest, and Emily J. Hernan, an undivided 1/3 interest, 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: to-wit:

LAND in the 10th Civil District of Davidson County, Tennessee, described according to an unrecorded survey by Donald R. Carver, License Number 271, dated March 8, 1980, as follows:

BEGINNING at an iron pin, said point being the southwesterly corner of the E. Lee Waggoner property and the southeasterly corner of this tract; thence South 89 deg. 10' West 300 feet to an iron pin; thence North 00 deg. 20' East 1270.00 feet to a iron pin, corner to John L. Draper; thence North 89 deg. 10' East 300.00 feet to an iron pin, corner to E. Lee Waggoner; thence South 00 deg. 20' West 1270.00 feet to the point of beginning, containing 8.74 acres, more or less.

Being the same property conveyed to J. William Ulm and wife Martha A. Ulm , by deed from Randall G. Ray and wife Janice Lynn Ray of record in Book 7332, Page 972, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to overhead utility easement of record in Book 5630, Page 70, said Register's Office.

This conveyance is subject to Ingress and Egress Easement of record in Book 4758, Page 306, said Register's Office.

This conveyance is subject to Perpetual right to use easement of record in Book 4936, Page 348, said Register's Office.

This conveyance is subject to perpetual right to use an access road of record in Book 4936, Page 348, said Register's Office.

This conveyance is subject to Ingress and Egress Easment of record in Book 4936, Page 352, said Register's Office.

This is improved property known as 5452 Brick Church Pike, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Michael Angelo Hernan I, an undivided 1/3 interest, and wife

Karen Ann Hernan, an undivided 1/3 interest, and Emily J. Hernan, an undivided 1/3 interest, their heirs and assigns, forever; and we, J. William Ulm and wife, Martha A. Ulm 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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Witness our hands this the 31st day of January, 1997.

J. William Ulm

Martha A. Ulm

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named J. William Ulm and wife, Martha A. Ulm the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at White House, Tennessee, this the 31st day of January, 1997.

Laconya L. Vaden
NOTARY PUBLIC

LACONYA L. VADEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF Sumner)

My Commission Expires: 7-25-98

The actual value or consideration, whichever is greater, for this transfer is $ 170,000.00.

Michael Angelo Hernan I
AFFIANT

Subscribed and sworn to before me this 31st day of January, 1997.

Laconya L. Vaden
NOTARY PUBLIC
My Commission Expires:

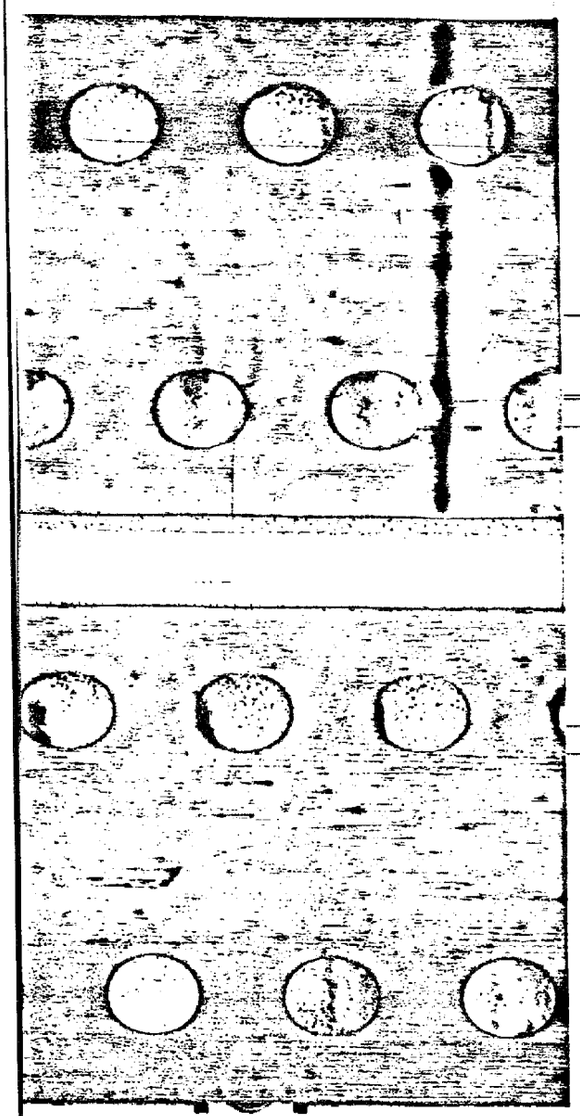
LACONYA L. VADEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 7-25-98

97 FEB 12 PM 2:23
DAVIDSON COUNTY, TN.

5834 02/12 0101 03CHECK 638-00

02272576
IDENTIFICATION REFERENCE



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
			CAHT	
				170000.00
			CON TX	629.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	638.00
			CHECK	638.00
02/12/97	01		14:23 0001	5834

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0272576
IDENTIF. # REFERENCE

97 FEB 12 PM 2:3[illegible]
FELIX [illegible]
DAVIDSON COUNTY

No. 1116306