PREPARED BY JERRY W. HAMLIN, ATTORNEY AT LAW
ASHLAND CITY, TENNESSEE

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
Samuel Pentecost 6144 Owens Chapel Rd. Springfield, TN 37172	Same	020-00-0-016.00

BOOK 10360 PG 221

WARRANTY DEED

For and in consideration of the sum of **FORTY THOUSAND FIVE HUNDRED ($40,500.00) DOLLARS** cash in hand paid, the receipt of which is hereby acknowledged, we, **THOMAS E. WALKER AND WIFE, DIANE B. WALKER,** have bargained and sold, and by these presents do transfer and convey unto the said **SAMUEL PENTECOST,** the GRANTEE herein, his heirs and assigns, a certain tract or parcel of land in the 14th Civil District of Davidson County, State of Tennessee, described as follows:

TRACT I: Map 20, Parcel 16

Land located in the 14th Civil District of Davidson County, Tennessee, and being part of a tract of land deed to which is of record in Book 1108, Page 684, R.O.D.C., Tennessee, and being situated near what is known as Ray's Lake, just below Marrowbone Lake and more particularly described as follows:

Beginning at an iron pin, near a private roadway or driveway, approximate 175 feet northeasterly from a concrete bridge across Marrowbone Creek; thence North 29 deg. 30' W. 197 feet to an iron pin being the N.W. corner of said tract being conveyed; thence to the S.W. corner and with the southerly boundary of the Ruth Boswell tract of land North 68 deg. 30' E. 144.6 feet, more or less, to a point being the southerly corner of the Ruth Boswell tract; thence South 87 deg. E. 30 feet to a point at a gate leading to the said Ruth Boswell tract; thence South 36 deg. W. 125 feet, more or less, along the center of said private roadway to an iron pin; thence South 22 deg. W. 61 feet to an iron pin; thence South 64 deg. W. 57 feet to the beginning, containing according to the survey made by George W. Watkins, Surveyor, on September 23, 1950, 0.69 acres, more or less.

Being a portion of the same property conveyed to Thomas E. Walker and wife, Diane B. Walker, by deed from James E. Brown, unmarried, reserving a life estate in said property, of record at Book 8689, Page 59, the said James E. Brown having conveyed his life estate to Thomas E. Walker and wife, Diane B. Walker, by deed of record at Book 8889, Page 192, both of the Register's Office for Davidson County, Tennessee.

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.

Whenever 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 hands this 24th day of February, 1997.

Thomas E. Walker
THOMAS E. WALKER

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Diane B. Walker
DIANE B. WALKER

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas E. Walker and wife, Diane B. Walker, 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 instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this the 24th day of February, 1997.

Kathy M. Creel
NOTARY PUBLIC

My Commission Expires: 7/12/97

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration for this transfer or value of property (whichever is greater) is $40,500.00.

This is equal to or greater than the property would bring at a fair and voluntary sale.

0032 02/26 0101 03CHECK 158.85

John Pentecost
AFFIANT

Sworn to and subscribed before me this the 24th day of February, 1997.

Kathy M. Creel
NOTARY PUBLIC

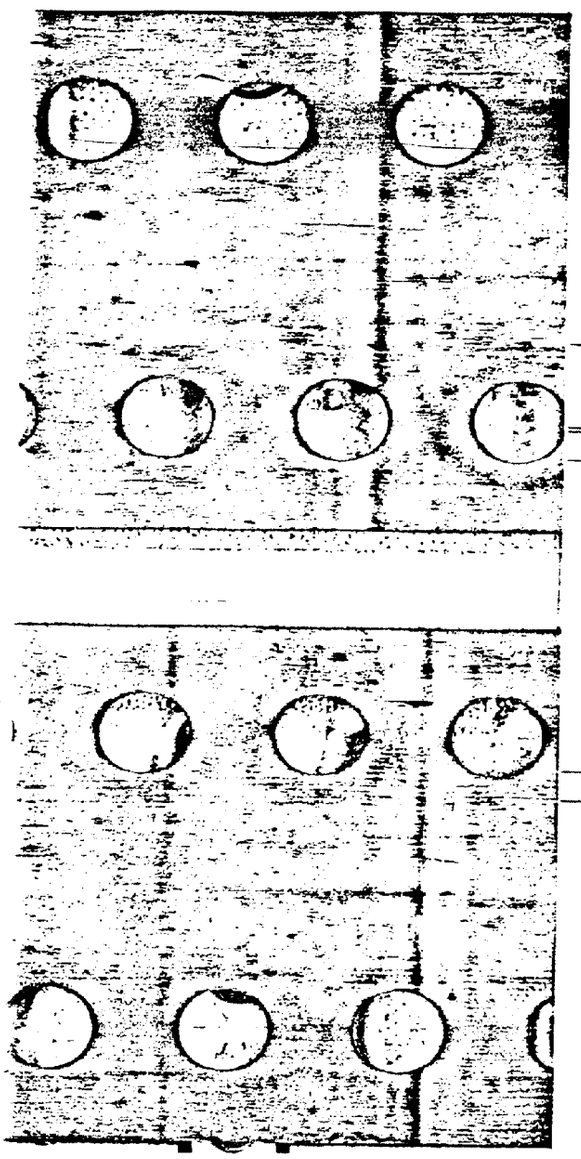
My Commission Expires: 7/12/97

MAIL ENV.

97 FEB 26 AM 9:59

IDENTIF. & REFERENCE

0276441



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10360 PG 223

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 40500.00
				CON TX 149.85
				PRFEE 1.00
				WDEED 0.00
				TOTAL 158.85
				CHECK 158.85
02/26/97	01			10:03 0001 0032

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0276441
IDENTIF. # REFERENCE

97 FEB 26 AM 9:59

No. 1120455