THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: R-5986

MAP/GROUP/PARCEL
031-00-0-027.00

BOOK 10373 PG 146

NEW OWNER'S NAME AND ADDRESS:
Claude Wair
4758 Lickton Pike
Nashville, Tennessee

SEND TAX BILLS TO:
New Owner @ 4748 Lickton Pike, Nashville, TN 37189

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, Emma M. Keller, unmarried, hereinafter called Grantors, do hereby transfer and convey unto Claud Wair, unmarried, their heirs and assigns, hereinafter called Grantees, property described as follows:

SEE EXHIBIT A ATTACHED TO AND MADE A PART OF FOR
COMPLETE LEGAL DESCRIPTION

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Emma M. Keller
Emma M. Keller

1977 03/07 0101 03CHECK 279-40

EXHIBIT A ATTACHED TO AND MADE A PART OF
WARRANTY DEED

LAND IN THE TENTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE. BEING THE REMAINING PROPERTY OF EMMA HARPER KELLER AS OF RECORD IN DEED BOOK 2346, PAGE 637, REGISTERS OFFICE DAVIDSON COUNTY, TENNESSEE. DESCRIBED AS FOLLOWS.

BEGINNING AT AN IRON PIPE ON THE WESTERN MARGIN OF LICKTON PIKE, SAID POINT BEING THE SOUTHEAST CORNER OF THIS THE REMAINING PROPERTY; THENCE LEAVING SAID ROAD MARGIN, N. 84 DEG. 00' 34" W. 536.68 FEET TO AN IRON PIPE AT A FENCE CORNER; THENCE WITH FENCE LINE, N. 04 DEG. 44' 46" E. 409.17 FEET TO AN IRON ROD IN A FENCE LINE; THENCE, S. 83 DEG. 02' 20" E. 105.23 FEET TO A POINT; THENCE, S. 68 DEG. 09' 06" E. 177.10 FEET TO AN IRON ROD IN A FENCE LINE; THENCE WITH FENCE LINE, S. 01 DEG. 55' 20" E. 144.11 FEET TO AN IRON PIPE AT A FENCE CORNER; THENCE WITH FENCE LINE, S. 81 DEG 58' 28" E. 283.58 FEET TO AN IRON ROD ON THE WESTERN MARGIN OF LICKTON PIKE; THENCE WITH WESTERN MARGIN OF LICKTON PIKE, S. 19 DEG. 44' 58" W. 93.59 FEET TO A POINT; THENCE CONTINUING WITH WESTERN MARGIN OF LICKTON PIKE, S. 11 DEG. 26' 41" W. 115.71 FEET TO THE POINT OF BEGINNING. CONTAINING 3.85 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO EMMA HARPER KELLER BY DEED OF RECORD IN BOOK 2346, PAGE 637, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS FOR THE PURPOSE OF ATTACHING THE AFOREMENTIONED LEGAL DESCRIPTION OF SAID PROPERTY TO THE ADJACENT PROPERTY OWNED BY CLAUDE ERVIN WAIR, JR. KNOWN AS 4748 LICKTON PIKE, NASHVILLE, TENNESSEE 37189, THE SAME BEING APPROXIMATELY 14 ACRES MORE OR LESS, THE SAME BEING RECORDED IN BOOK 8235, PAGE 876, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Emma M. Keller, unmarried, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as her free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 26th day of February, 1997.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-3-97

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $72,000.00.

AFFIANT

Sworn to and subscribed before me, this the 26th day of February, 1997.

NOTARY PUBLIC

My Commission Expires:
2-3-97

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

RECEIVED OF _____

FOR _____

BOOK 10373 PG 149

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 72000.00
CON TX 266.40
PRFEE 1.00
WDEED 12.00
TOTAL 279.40
CHECK 279.40

03/07/97 01 14:34 0001 3977

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0280094

IDENT... ...ICE

97 MAR -7 PM 2:32

DAVIDSON CO. TENN.

No. 1124352