WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Ellis Jakes
Affiant

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

Notary Public

MY COMMISSION EXPIRES: January 29, 2000
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires: 1/29/2000

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, Attys., 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ellis Jakes	NEW OWNER	15 132
(NAME)	(NAME)	
3115 Morgan Road		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(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, M. L. Santi, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ellis Jakes

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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

97116 11 01:11:20

BOOK 10373 PG 887

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (X) property, known as 3115 Morgan Road, Joelton, TN 37080
(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 my hand this 7th day of February 19 97

M. L. Santi by Michael Thomas Santi, Attorney in Fact
M. L. Santi

By: Michael Thomas Santi, Attorney in Fact

M. L. Santi by David Walton Santi, Attorney in Fact
By: David Walton Santi

David Walton Santi,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Thomas Santi, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the attorney in fact for M. L. Santi and that he is authorized by M. L. Santi to execute this instrument on his behalf.

Witness my hand and seal at Brentwood, TN, this 27th day of February, 1997.

Notary Public

My commission expires 1/29/2000

STATE OF GEORGIA
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Walton Santi, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the attorney in fact for M. L. Santi and that he is authorized by M. L. Santi to execute this instrument on his behalf.

Witness my hand and seal at Atlanta, GA, this 26th day of February, 1997.

Notary Public

My commission expires

NANCY B. TAYLOR
Notary Public, Gwinnett County, Georgia
My Commission Expires August 15, 1999

EXHIBIT "A"

A part of the 59 acres, more or less, conveyed to Mary Louise Vidale by Warranty Deed from B. F. Binkley on October 17, 1944, of record in Book 1309, page 18, Register's Office for Davidson County, Tennessee, and said part of said land is described according to an unrecorded Plat made by Cummings Surveying Company on June 5, 1967, and described according to said survey, as follows:

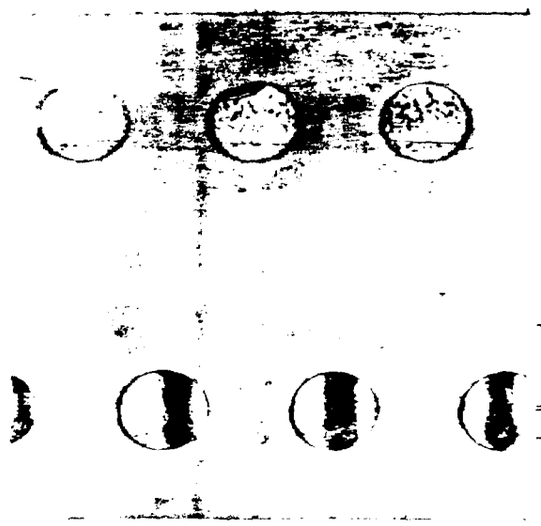
BEING Lots No. 6 and 7 on said Plan, described as folows: BEGINNING at a point on the southeasterly corner of Whites Creek Pike and Morgan Road in the 14th Civil District of Davidson County, Tennessee, at an iron pin; thence south 86 degrees E 877.1 feet more or less, to an iron pin; thence southerly 150 feet, more or less, to an iron pin; the southeasterly corner of Lot No. 7 on said plan; thence southerly and in a straight line, 150 feet, more or less, to an iron pin; thence north 86 degrees West 781.2 feet more or less, to an iron pin, the southwesterly corner of Lot No. 6 on said Plan; thence northwesterly and along the easterly side of Whites Creek Pike 165 feet, more or less, to an iron pin, the southwesterly corner of Lot No. 7 on said Plan; thence northwesterly 145 feet, more or less, to an iron pin; thence around a curve at the southeasterly intersection of Whites Creek with Morgan Road to the point of beginning, said land containing 6 acres, more or less.

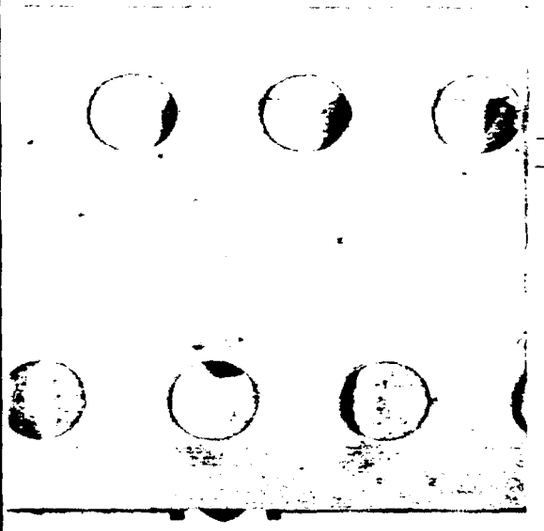
Being the same property conveyed to M. L. Santi by deed from Dan T. McCool and wife, Mary F. McCool, of record in Book 6220, Page 276, Register's Office for Davidson County, TN. M. L. Santi, Maurice L. Santi and Maurice Lincoln Santi all being one and the same person.

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

Subject to letters to Metropolitan Board of Health regarding installation of septic system in Book 6291, page 124, and Book 6857, page 26, said Register's Office.

4250 03/10 0101 03CHECK 531





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

RECEIVED OF _____

FOR _____

BOOK 10373 PG 890

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	140000.00
			CON TX	518.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	531.00
			CHECK	531.00
03/10/97	01	09:47	0001	4250

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02803336
IDENTI... ...ENCE

97 MAR 10 AM 9:46
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1124621