MAIL TO

This instrument prepared by:
THOMAS N. JONES, Attorney
339 Main Street
Franklin, TN 37064

BOOK 10408 PG 586

NEW OWNER:
Thomas Ervin
1312 Coreland Drive
Madison, TN 37115

SEND TAX BILL TO:
Same

MAP & PARCEL:
051-12-0-051.00

WARRANTY DEED

For and in 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, **MARY E. CRUMPLER, CHRISTA A. MIXON and CHRISTOPHER MIXON**, Grantors, have bargained and sold and by these presents does transfer and convey unto **THOMAS ERVIN**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in the 11th, formerly the 19th Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the Plan of the lands of N.O. Love, deceased, of record in Minute Book 7, page 176, County Court for said County, described according to a survey made by H. Gee, Surveyor, May 17, 1958 and according to a survey made by John B. Kohl, III, dated May 9, 1985 as follows:

Beginning on the northerly line of property conveyed to Newman Cheek by deed from K.H. Dodson and wife of record in Book 772, page 315, Register's Office for said County, at a point N 74 deg. 26.5 min. W 886.41 feet from the southeast corner of the original 15 acre tract conveyed to Mrs. W.A. Core by deed from R.E. Love and wife of record in Book 670, page 69, said Register's Office; thence with the northerly line of said Cheek property N 74 deg. 26.5 min. W 120 feet; thence N 15 deg. 28 min. E 168.03 feet to the southerly margin of Coreland Drive; thence with said Drive S 74 deg. 32 min. E 120 feet to a point 897.61 feet west of the easterly line of said original 15 acre tract as measured along the southerly margin of Coreland Drive; thence southwardly 168.22 feet, more or less, to the beginning.

Being the same property conveyed to Mary E. Crumpler, Robert I. Bearden and wife, Christa A. Bearden by deed from Kenneth R. Wilson and wife, Sandra A. Wilson, of record in Book 6574, page 442, Register's Office of Davidson County, Tennessee. Robert I. Bearden having since conveyed his interest to Mary E. Crumpler and Christa A. Bearden by Quitclaim Deed of record in Book 7371, page 408, said Register's Office. Further, Christa A. Bearden, now being Christa A. Mixon, having conveyed an undivided one-half interest as tenants in common, in her one-half interest to Christopher Mixon by Quitclaim Deed of record in Book 7909, page 332, said Register's Office.

97 MAY -7 PM 2:02

DAVIDSON COUNTY, TN.

IDENTIFICATION

029868

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever;

AND GRANTORS do covenant with the said Grantee that they 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;

1. 1997 County property taxes are a lien, but not yet due and payable, with said taxes being prorated and Seller giving credit to Buyer.

2. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4178, page 169, RODC, TN.

3. Subject to any and all building and zoning regulations of City, County and State.

AND GRANTORS DO FURTHER covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

This property is known as 1312 Coreland Drive, Madison, TN 37115.

WITNESS OUR HANDS this 2nd day of April, 1997, in Franklin, TN.

Mary E Crumpler
MARY E. CRUMPLER by her Attorney-in-Fact, Elizabeth Helene Smith
Elizabeth Helene Smith

Christa A. Mixon
CHRISTA A. MIXON

Christopher Mixon
CHRISTOPHER MIXON

6609 04/07 0101 03CHECK 301.30

STATE OF TENNESSEE
COUNTY OF Robertson

BOOK 10408 PG 587

Before me, the undersigned Notary Public, within and for the State and County aforesaid, personally appeared **Elizabeth Helene Smith** to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Mary E. Crumpler**, and further acknowledged that she executed same as the free act and deed of **Mary E. Crumpler**.

Witness my hand and seal this 2 day of April, 1997.

NOTARY PUBLIC

My Commission Expires: 1-10-98

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public within and for the State and County aforesaid, personally appeared **Christa A. Mixon and Christopher Mixon** to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument and who acknowledged that they executed the same as their free act and deed.

Witness my hand and seal this 2nd day of April, 1997.

NOTARY PUBLIC

My Commission Expires: 3/25/2001

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $79,000.00.

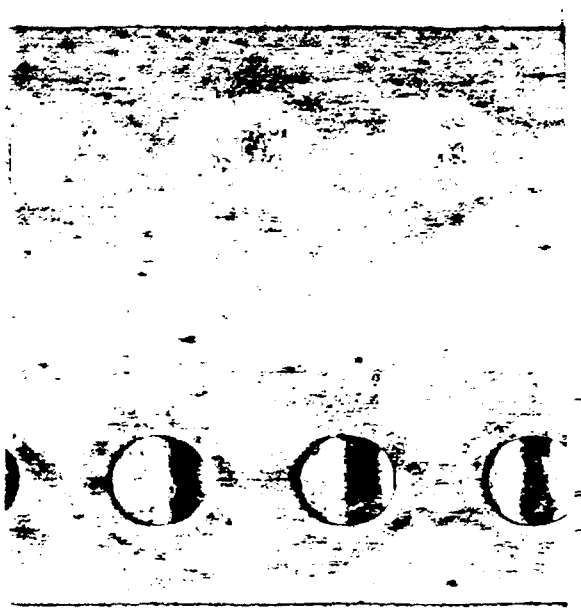
AFFIANT

Sworn to and subscribed before me this 2nd day of April, 1997.

NOTARY PUBLIC

My commission expires: 1-30-2001

5772.9700 tj/ch



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

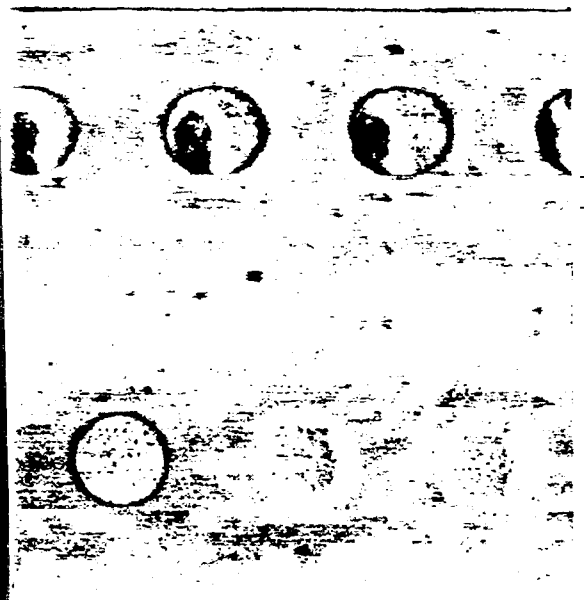
RECEIVED OF _____

FOR _____

BOOK 10408 PG 588

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 79000.00
CON TX 292.30
PRFEE 1.00
WDEED 8.00
TOTAL 301.30
CHECK 301.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/07/97 01 14:03 0001 6609

0291868
IDENTIF. REFERENCE

97 APR -7 PM 2:02
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1136841