BOOK 10411 PG 710

This instrument was prepared by:
ROBERT L. ENGLISH
ATTORNEY AT LAW
Springfield, TN 37172
(from information supplied)

Send tax bills to: (New Owner)
JOHN FREDERICK
P.O. Box 185
RIDGETOP, TN 37152

Map & Parcel No.

2-00-0
4.00

WARRANTY DEED

THIS DEED OF CONVEYANCE, executed and delivered by **PEGGY JUNE MOSS and husband, BILLY JOE MOSS**, hereinafter called the Grantors, to **JOHN FREDERICK and wife, MARTHA FREDERICK**, hereinafter called the Grantees;

WITNESSETH: That for and in consideration of the sum of TEN ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, receipt of all of which is hereby acknowledged, the said Grantors have this day bargained and sold and do by these presents hereby sell transfer and convey unto the said Grantees, survivor and assigns, the following described real property, to-wit:

Certain real property situate in the 10th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

BEGINNING at a point in the Westerly margin of Old Buck Hill Road with a fence post pointer on the West side of said road, said point being the Southeast corner of Clarence H. McCumber, et ux, appearing of record in Deed Book 5444, page 371, in the Register's Office for Davidson County, Tennessee, being shown as the Northeast corner on Map 2, Parc. 4 in the T.A.O.D.C.T., and continuing as follows: thence with the margin of said road, South 28° 40' 04" West, 56.68 feet; thence South 32° 19' 47" West, 54.96 feet; thence South 51° 15' 31" West, 31.42 feet; thence South 69° 01' 27" West, 44.83 feet; thence South 72° 12' 49" West, 33.15 feet; thence South 57° 26' 13" West, 22.16 feet to a point in said margin of road being the most South Southeast corner of this tract of land in John W. Frederick, et ux, Easterly line, appearing of record in Deed Book 8184, page 901, in the Register's Office for Davidson County, Tennessee; thence with the line of said Frederick North 1° 50' 40" East, 9.49 feet to a point being the Northeast corner of said Frederick; thence North 88° 09' 20" West, 200.97 feet to a point being the Southwest corner of this tract of land in said Frederick Northerly line and a corner to Diana H. Brubaker, et al, appearing of record in Deed Book 9127, page 68, Register's Office aforesaid; thence with the line of said Brubaker North 40° 30' 28" East, 324.73 feet to an iron fence post being the Northwest corner of this tract of land and being a corner to said Brubaker in said McCumber Southerly line; thence with the line of said McCumber South 56° 13' 24" East, 195.89 feet to the point of beginning, containing 1.19 acres, more or less, as surveyed by John D. Sprouse, License No. 957, whose address is 500 Eagle Trail, Springfield, Tennessee 37172, dated June 24, 1996.

AND BEING the same property conveyed to Peggy June Moss by James Robin McKinney, Jr., as Executor of the estate of James R. McKinney, deceased and Earlene C. Bush, in a deed appearing of record in Book 9159, page 155, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, survivor and assigns, forever. The said Grantors covenant with the said Grantees, survivor and assigns: 1) That they are lawfully seized in fee of said land; 2) That they have a good and perfect right to make this conveyance; 3) That said land is unencumbered; and 4) That they will warrant and defend the title in and to said land against the lawful claims and demands of all persons whomsoever.

POSSESSION shall be given with delivery of deed.

TAXES for the current year shall be pro-rated to date of deed.

DATED this 15 day of January, 199_, at ~~Springfield~~ Nashville, Tennessee.

Peggy June Moss
PEGGY JUNE MOSS

Billy Joe Moss
BILLY JOE MOSS

STATE OF TENNESSEE

BOOK 1041 PG 712

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PEGGY JUNE MOSS and husband, BILLY JOE MOSS, bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidenced), and who acknowledged that they executed the within instrument for the purposes contained therein.

Witness my hand and seal of office this 15 day of January, 1997, at ~~Springfield~~ Nashville, Tennessee.

My commission expires: Sept 23, 2000.

Jennifer Johnson
NOTARY PUBLIC

* * * * * * * * * * * * *

I, or we, hereby swear or affirm that the actual consideration for this transfer, or the value of the property or interest in property transferred, whichever is greater, is $ 5000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

John W. Trotter
AFFIANT

Subscribed and sworn to before me, this 9th day of April, 1997.

L. Chandler Dep Reg
~~REGISTER~~ or ~~NOTARY PUBLIC~~

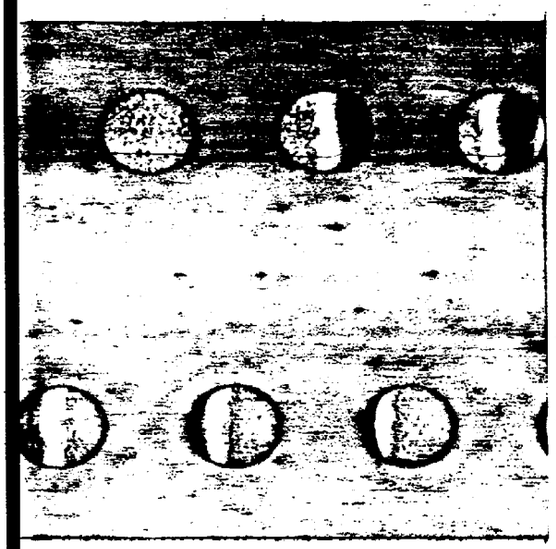
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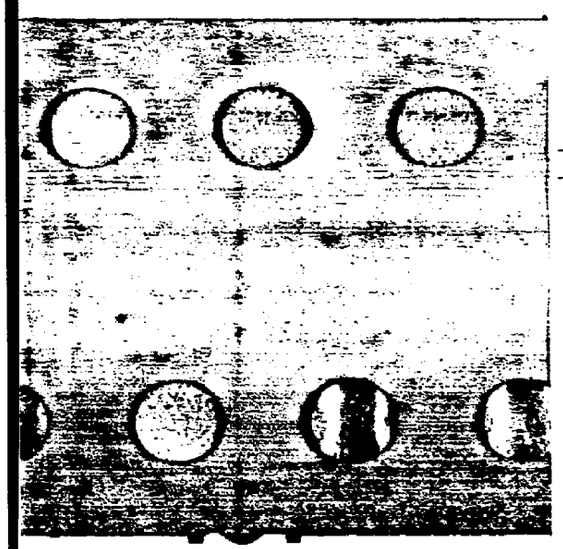
IDENTIFICATION

97 APR -9 AM 11:12

REGISTER'S OFFICE
ROBERTSON COUNTY, TN.

7645 04/09 0101 03CHECK 21.50





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

RECEIVED OF _____

FOR _____ BOOK 10411 PG 713

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	5000.00
CON TX	18.50
PRFEE	1.00
WDEED	12.00
TOTAL	31.50
CHECK	31.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/09/97 01 1 0001 7645

0292802
IDENTIF. & REFERENCE

97 APR -9 AM 11:13
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1137867