BOX 28-A

WARRANTY DEED

BOOK 10421 PG 654

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 225,000.00
John A. McCormick
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF April 19 97
Notary Public
MY COMMISSION EXPIRES: 1/29/2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMBOS HIX & GRAY, 315 Deaderick Street, Ste. 1120, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John A. McCormick (NAME)	NEW OWNER (NAME)	MAP 174
5865 Pettus Road (ADDRESS)	5865 Pettus Rd. (ADDRESS)	PARCEL 155
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Antioch, TN 37013 (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, Michael J. Calvin and wife, Patricia D. Calvin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John A. McCormick, a single person

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:

LAND in the 5th Civil District of Davidson County, Tennessee, described according to a survey by Howard George and Associates, dated November 23, 1981 as follows:

BEGINNING at an iron pin set in the westerly right-of-way of Pettus Road, approximately 1490 feet south of the center line of Pettus Road; thence with the said right-of-way south 1 deg. 30' 00" west, 100 feet to an iron pin set; thence north 88 deg. 30' 00" west, 450.00 feet to an iron pin set; thence south 37 deg. 13' 43" west, 262.37 feet to an iron pin set; thence south 1 deg. 47' 24" west, 96.05 feet to an iron pin set; thence south 87 deg. 09' 26" west, 1207.49 feet to an iron pin set in a fence; thence north 0 deg. 00' 52" west, 330.91 feet to an iron pin set in a fence; thence south 89 deg. 57' 07" east, 1215.09 feet to an iron pin set; thence north 2 deg. 16' 05" east, 101.08 feet to an iron pin set; thence north 77 deg. 23' 10" east, 155.09 feet to an iron pin set; thence south 88 deg. 30' 00" east, 450.00 feet to the beginning, containing 10.03 acres, more or less, and known as Tract III.

BEING the same property conveyed to Michael J. Calvin and wife, Patricia D. Calvin by deed from Alvin E. Jones and wife, Cathy Carter Jones of record in Book 6889, page 990, Register's Office for Davidson County, Tennessee.

The above legal description is the same as used in the prior deed.

This property is conveyed subject to the restrictive covenants & easement of record in Book 5840, page 676 and taxes for the current year which have been prorated day of close and assumed by the Grantee.

unimproved ( )
This is improved (X) property, known as 5865 Pettus Road, Antioch, TN 37013
(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 our hand s this 16th day of April 19 97

Michael J. Calvin

Patricia D. Calvin

BOOK 10421 PG 655

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Calvin and wife, Patricia D. Calvin

the bargainor s, 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 Nashville, Tennessee, this 16th day of April 19 97

Commission expires 11/29/2000

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

IDENTIF. & REFERENCE

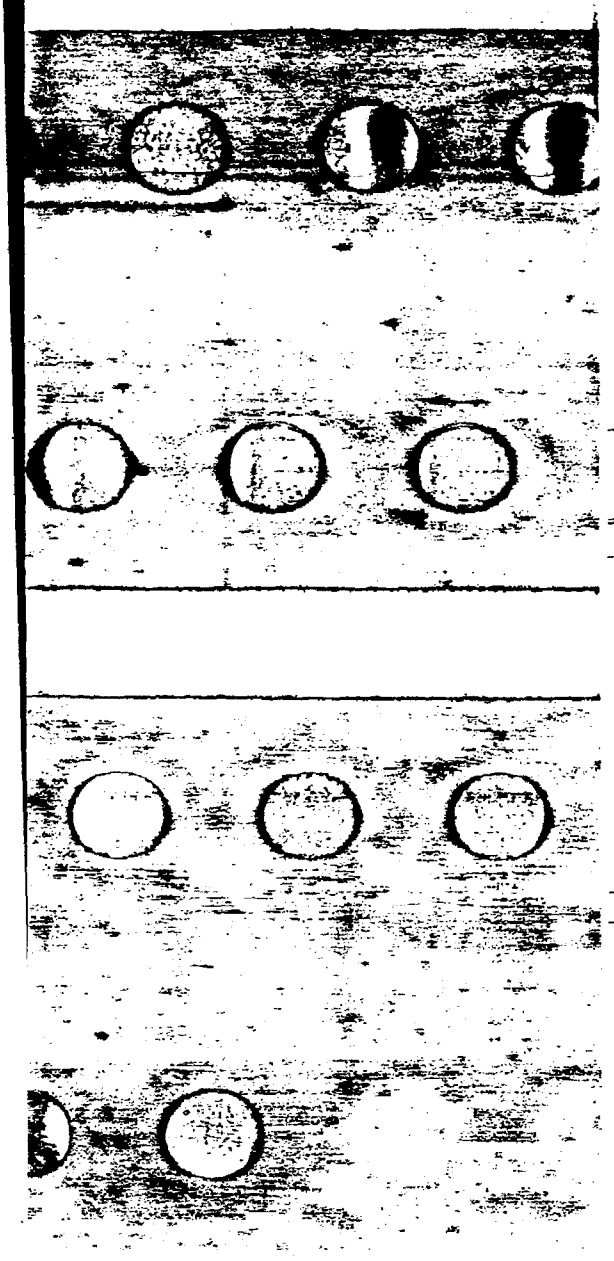
0295796

97 APR 18 AM 11:16

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

1020 04/18 0101 03CHECK

841.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10421 PG 656

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 225000.00
CON TX 832.50
PRFEE 1.00
WDEED 8.00
TOTAL 841.50
CHECK 841.50

04/18/97 01 11:17 0001 1020

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0295796
IDENTIF. ↑ REFERENCE

97 APR 18 AM 11:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1141164