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

OUR FILE NUMBER: R6148

MAP/GROUP/PARCEL
007-00-0-060.00

BOOK 10424 PG 914

NEW OWNER'S NAME AND ADDRESS:
David W. Cloyd and wife, Brenda L. Cloyd

PROPERTY ADDRESS:
2418 Baker Station Road
Goodlettsville, TN 37072

SEND TAX BILLS TO:
David W. Cloyd and wife, Brenda L. Cloyd
308 Pepper St. #42
Franklin, KY 42134

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, Carolyn Merhar, a single woman, hereinafter called Grantors, do hereby transfer and convey unto David W. Cloyd and wife, Brenda L. Cloyd, their heirs and assigns, hereinafter called Grantees, property described as follows:

The following described tract or parcel of land situated in the 10th Civil district of Davidson County, Tennessee, more particularly described as follows, to wit:
Beginning on a stone in the old barbecue pit near a colored church running North 14 degrees west 16 poles to a stone; thence west 8 poles to the edge of a county road; thence with the meanders of said Road South 30 degrees East 4 poles; South 10 degrees west 4 poles; South 30 degrees West 9 poles to stone in Henry Cartwright's line; thence with his line East 12 poles to the beginning, containing one acre, more or less. Civil District of Sumner* County, Tennessee,

The subject property is unimproved property commonly known as 2418 Baker Station Road, Goodlettsville, Tennessee.

BEING the same property conveyed to grantors herein by deed of record in Book 6403, Page 263, Register's Office for Sumner County, Tennessee.

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.

Carolyn Merhar

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Carolyn Merhar, 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 14th day of April, 1997.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-3-98

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $15,900.00.

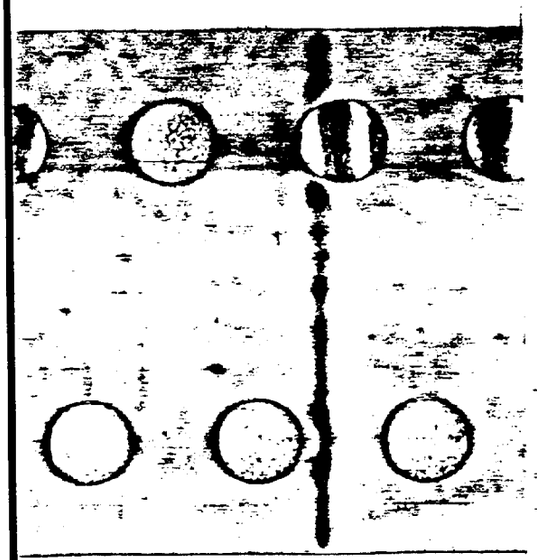
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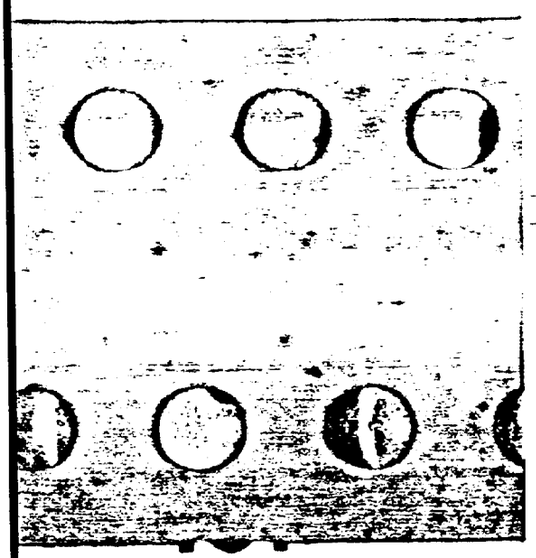
Sworn to and subscribed before me, this the 14th day of April, 1997.

NOTARY PUBLIC

My Commission Expires:
2-3-98

0296822
IDENTIFICATION
97 APR 22 PM 2:11
2137 04/22 0101 CHARGE 61.00





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

RECEIVED OF _____

FOR _____

BOOK 10424 PG 916

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 15900.00
CON TX 58.83
PRFEE 1.00
WDEED 8.00
TOTAL 67.83
CHECK 67.83

04/22/97 01 14:07 0001 2137

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0296822
IDENTIFICATION REFERENCE

97 APR 22 PM 2:11
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1142268