BOOK 10465 PG 156

BOX #19B
G#97-5-38K

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May 19 97

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CARL E. GUYE, JR. (NAME)	"NEW OWNERS" (NAME)	** SEE BELOW
188 Highway 70 South (ADDRESS)	(ADDRESS)	
Pegram, TN 37143 (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, MARK WILLIAM CALAWAY AND WIFE, JODI LYNN CALAWAY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CARL E. GUYE, JR., AND WIFE, C. DENISE GUYE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Cheatham * COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: * & DAVIDSON

BEING a 26.96 acre, more or less, tract of land in the 12th Civil District of Cheatham County, and also being in Davidson County, Tennessee, including Lot Nos. 110, 133 and 134 of Dreamland Estates, Unit No. 2, of record in Book 109, Page 429, Register's Office for Cheatham County, Tennessee, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor No. 823, dated April 12, 1983, and known as Job No. 83-103, as follows:

BEGINNING at an iron pin set at the intersection of the northwesterly margin of U.S. Highway 70 and the southwesterly margin of Beverly Hills Drive, said point of BEGINNING being the eastern most corner of this property; thence, leaving the margin of the said Beverly Hills Drive and with the margin of U.S. Highway 70 and with a curve to the left having a radius of 1105.25 feet and a long chord of 427.22 feet, said chord having a bearing of South 71° 18' 07" West, a distance along the curve of 249.92 feet to an iron pin; thence, North 29° 50' 30" West, 5.00 feet to an iron pin; thence, with a curve to the left having a radius of 1110.25 feet and a long chord of 103.22 feet, said chord having a bearing of South 57° 29' 38" West, a distance along the curve of 103.26 feet to an iron pin; thence, South 35° 10' 13" East, 5.00 feet to an iron pin; thence, with a curve to the left having a radius of 1105.25 feet and a long chord of 254.86 feet, said chord having a bearing of South 48° 12' 33" West, a distance along the curve of 255.42 feet to an iron pin; thence, South

CONTINUED

unimproved ( )
This is improved (X) property, known as 188 / 9022 Highway 70 South, Pegram, TN 37143
(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 23rd day of May 1997

MARK WILLIAM CALAWAY
By: Mark William Calaway by Cherry Cash Prewitt
CHERRY CASH PREWITT, ATTORNEY-IN-FACT
JODI LYNN CALAWAY
By: Jodi Lynn Calaway by Cherry Cash Prewitt
CHERRY CASH PREWITT, ATTORNEY-IN-FACT

DCTN01WC

LEGAL DESCRIPTION CONTINUATION

41° 35' 19" West, 251.50 feet to an iron pin; thence, North 48° 24' 41" West, 10.00 feet to an existing concrete monument; thence, South 41° 35' 19" West, 8.00 feet to an iron pin; thence, leaving the margin of the said U.S. Highway 70, North 53° 54' 56" West, 352.61 feet to an iron pin; thence, North 30° 57' 26" East, 167.00 feet to an iron pin; thence, North 02° 43' 15" West, 257.88 feet to an existing iron pin; thence, North 13° 22' 51" East, 132.39 feet to an iron pin; thence, North 48° 44' 04" East, 150.00 feet to an iron pin; thence, North 36° 15' 56" West, 169.57 feet to an existing pin; thence, North 60° 28' 59" East, 250.64 feet to an existing iron pin; thence, North 29° 19' 41" West, 199.79 feet to an existing iron pin; thence, North 56° 43' 01" East, 243.01 feet to an iron pin; thence, North 44° 11' 20" East, 319.99 feet to an iron pin; thence, South 84° 16' 42" East, 438.46 feet to an iron pin set on the southwesterly margin of the said Beverly Hills Drive; thence, with the margin of said Drive and a curve to the left having a radius of 545.20 feet and a long chord of 74.94 feet, said chord having a bearing of South 01° 05' 35" West, a distance along the curve of 75.00 feet to an iron pin; thence, South 02° 50' 52" East, 966.50 feet to the point of BEGINNING.

BEING the same property conveyed to Mark William Calaway and wife, Jodi Lynn Calaway, by Deed from Lawrence Deal and wife, Georgia Deal, of record in Book 381, Page 362, Register's Office for Cheatham County, Tennessee, and in Book 9871, Page 764, Register's Office for Davidson County, Tennessee.

INCLUDED in the above-described property but expressly EXCLUDED herefrom is the following parcel of land:

BEING a tract of land in the 12th Civil District of Cheatham County, Tennessee, and the 8th Civil District of Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at an existing iron rod in the North right-of-way line of U.S. Highway No. 70 at Arthur Asbury's Southeast corner; thence, along Asbury's East boundary line North 53° 54' 55" West, 356.37 feet to an existing iron rod at Phillip G. Dean's Southeast corner; thence, along Dean's East boundary line North 30° 56' 30" East, 158.78 feet to an existing iron rod at Harold F. Bugg's Southeast corner; thence, along Bugg's East boundary line North 03° 35' 55" West, 257.93 feet to an existing iron rod at R. Edward Jones' Southeast corner; thence, along Jones' East boundary line to points as follows: North 12° 24' 15" East, 132.56 feet to an existing iron rod; North 47° 41' 55" East, 150.05 feet to an existing iron rod; thence, leaving Bugg's boundary line South 30° 01' 05" East, 648.72 feet to an iron rod set in the North right-of-way line of U.S. Highway No. 70 at a point on curve of a curve to the left having a radius of 1105.52 feet, said point being 30 feet from the center line of said highway; thence, along the North right-of-way line of said highway 221.74 feet along the arc of the curve, the long chord of which bears South 46° 21' 20" West, 221.37 feet to an iron rod set at point of tangency; thence, continuing along the North right-of-way line of said highway to points as follows: South 40° 36' 35" West, 234.91 feet to an existing iron rod; North 49° 39' 10" West, 9.85 feet to an iron rod set; South 40° 45' 50" West, 8.00 feet to the point of BEGINNING, containing 6.29 acres, more or less, approximately 4.03 acres in Cheatham County and 2.26 acres, more or less, in Davidson County, according to survey of Bobby D. Christy, R.L.S. No. 1033, dated February 27, 1995.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

THIS instrument is being executed in behalf of Mark William Calaway and wife, Jodi Lynn Calaway, pursuant to a Power of Attorney executed by them on the 15th day of May, 1997, and being filed for record simultaneously herewith.

**

Cheatham County = MAP 094, PARCEL 045.
188 Highway 70 South
Pegram, TN 37143
[mailing address]

Davidson County = MAP 126, PARCEL 096
Field Book No. 09D-01946
9022 Highway 70 South
Pegram, TN 37143

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me. _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
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_____ .

4657 05/23 0101 03CHECK 1123.00

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 23rd day of May, 1997, before me personally appeared CHERRY CASH PREWITT, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of MARK WILLIAM CALAWAY AND WIFE, JODI LYNN CALAWAY, and acknowledged that she executed the same as the free act and deed of the said MARK WILLIAM CALAWAY AND WIFE, JODI LYNN CALAWAY.

My Commission Expires: 7/24/99

Notary Public

PETER NEIS
NOTARY PUBLIC
DAVIDSON COUNTY

97 MAY 23 PM 2:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0308215

DCTN01WC

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

RECEIVED OF _____

FOR _____

BOOK 10465 PG 159

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	
	300000.00
CON TX	1110.00
PRFEE	1.00
WDEED	12.00
TOTAL	1123.00
CHECK	1123.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 05/23/97 01 14:21:00001 4657

03082 15
IDENTIF. & REFERENCE

97 MAY 23 PM 2:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 11[illegible]44