WARRANTY DEED

BOOK 10479 PG 253

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Billy G. Dial
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF June

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: May 23, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney, 223 Madison Street, S. 102, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy G. Dial	Same as New Owner	MAP 83-7
1224 Parker Place (NAME) XXXXXXXXXXXXX	(NAME)	PARCEL 160
Brentwood, TN 37027 (ADDRESS) XXXXXXXXXXXXXXXXX	(ADDRESS)	15DA-48645
(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, Lisa Dawn Rader, Administratrix of the Estate of Charles L. Wooten and the only heir-at-law of Charles L. Wooten, deceased HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy G. Dial and wife, Barbara C. Dial

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:

SEE ATTACHED EXHIBIT A

JOHN RADER, SPOUSE OF THE GRANTOR HEREIN CONVEYS ALL HIS RIGHT, TITLE AND INTEREST IN AND TO PROPERTY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO BY SIGNING BELOW.

IDENTIF. & REFERENCE
MAIL ENV.
97 JUN -4 AM 11:12
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

03 11 865

unimproved ( )
This is improved (X) property, known as 301 Urban Place, Nashville, TN 37206
(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 ~~my~~ our hand S this 3rd day of June 19 97

Lisa Dawn Rader

Lisa Dawn Rader, Administratrix of the Estate of Charles L. Wooten, deceased and the only heir-at-law of Charles L. Wooten

John M. Rader

John Rader

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Lisa Dawn Rader, Administratrix of the Estate of Charles L. Wooten and the only heir-at-law of Charles L. Wooten and John Rader, spouse of Lisa Dawn Rader

the bargainor ____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at ____, Tennessee, this 3rd day of June

Commission expires May 23, 1998

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

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 60 on the Map of Rolling Acres No. Two, Section One, as of record in Book 1424, Page 45, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the north margin of Urban Place at the corner of Lots 60 and 61; thence with the line between said lots northerly 153.9 feet to a point; thence westerly 66.88 feet to the east margin of Skyview Drive; thence with the margin of the same southerly around a slight curve 110.01 feet to the beginning of another curve; thence around said curve southeasterly 38.67 feet to the north margin of Urban Place; thence with the margin of the same easterly 60.77 feet to the beginning.

Being the same property conveyed to Charles L. Wooten and wife, Marguerite S. Wooten by deed from Rolling Acres, Inc. which deed is of record in Book 1635, Page 191, Register's Office for Davidson County, Tennessee. The said Marguerite S. Wooten having since died on January 30, 1989, vesting fee simple title in Charles L. Wooten. The said Charles L. Wooten having since died on December 30, 1996, leaving Lisa Dawn Rader as his only heir-at-law. The said Lisa Dawn Rader is Admininistratrix of the Estate of Charles L. Wooten.

This conveyance is made subject to restrictive covenants of record in Book 1541, Page 101, Register's Office for Davidson County, Tennessee and subject to notes, easements, setback lines, etc., if any, as may be set forth on the Plan of Rolling Acres No. Two, Section One, as of record in Book 1424, Page 45, said Register's Office.

B654 06/04 0101 03CHECK 124.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10479 PG 256

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 30000.00
CON TX 111.00
PRFEE 1.00
WDEED 12.00
TOTAL 124.00
CHECK 124.00

06/04/97 01 11:16 0001 8654

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03111865
IDENTIF. ↑ REFERENCE

97 JUN -4 AM 11:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1158580