G71689
State of Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Charles E Rhoten
Affiant

THIS THE 3rd DAY OF June, 1997.

Denise Baker
Notary Public

(AFFIX SEAL)

My Commission Expires: My Commission Expires JAN. 29, 2000

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Madison Title Company
101 Shepherd Hills Drive
Madison, Tennessee 37115
Mail

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.		
Charles E. Rhoten et us. Carole Rhoten P.O. Box 1368 Madison, TN 37115	SAME	98000 06/05 0101	03CHECK	564.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Howard McDonald and wife, Ann McDonald (the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said Charles E. Rhoten and wife, Carole Rhoten (the "Grantees"), their successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

See Exhibit "A" attached and made a part hereof.

This is improved/unimproved property known as Rifle Range Road, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular 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 the 3rd day of June, 1997.

Howard McDonald
HOWARD McDONALD

Ann McDonald
ANN McDONALD

FILED FOR RECORD FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN. 97 JUN -5 PM 3:46

MAIL ENV.

IDENTIF. + REFERENCE 0312949

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Howard McDonald, the within named bargainors, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 3rd day of June, 1997.

Denise Baker
NOTARY PUBLIC

My Commission Expires: My Commission Expires JAN 29 2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Ann McDonald, the within named bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 3rd day of June, 1997.

Denise Baker
NOTARY PUBLIC

My Commission Expires: My Commission Expires JAN 29 2000

NOTARY PUBLIC AT LARGE DAVIDSON CO. TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT "A"
LEGAL DESCRIPTION

Certain real property situate in the 4th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

1) Beginning at a new iron pin, in the southern margin of Rifle Range Road, the northwest corner of the Lakewood Heights property as shown in Deed Book 3842, Page 25, R.O.D.C.T., the northeast corner of this tract, thence along the line with Lakewood Heights, South 15 deg. 22 min. 40 sec. West, 990.32 feet to a new iron pin, in the northern line of the Hermitage Golf Course property as shown in Deed Book 8331, Page 575, R.O.D.C.T.,

2) thence along the line with Hermitage Golf Course, North 89 deg. 00 min. 11 sec. West, 198.89 feet to a fence post,

3) thence continuing along the line with Hermitage Golf Course, North 55 deg. 17 min. 56 sec. West, 147.64 feet to a new iron pin, the southeast corner of the Polly Acres Subdivision property as shown in Deed Book 3700, Page 57, R.O.D.C.T.,

4) thence along the line with Polly Acres Subdivision, North 11 deg. 28 min. 41 sec. East, 1015.64 feet to a new iron pin, in the southern margin of Rifle Range Road,

5) thence along the southern margin of Rifle Range Road, South 49 deg. 32 min. 05 sec. East, 26.51 feet to a new iron pin,

6) thence continuing along the southern margin of Rifle Range Road, along a curve with a radius of 245.00 feet, an arc length of 89.84 feet, and a chord being South 57 deg. 42 min. 08 sec. East, 89.31 feet to a new iron pin,

7) thence along a new line, South 24 deg. 07 min. 53 sec. West, 78.36 feet to a new iron pin,

8) thence continuing along a new line, South 54 deg. 34 min. 56 sec. East, 134.14 feet to a new iron pin,

9) thence continuing along a new line, along a curve with a radius of 180.00 feet, an arc length of 70.98 feet, and a chord being North 24 deg. 07 min. 16 sec. East, 70.52 feet to a new iron pin,

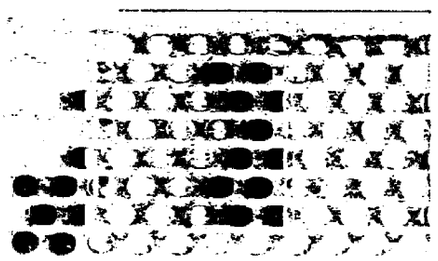
10) thence continuing along a new line, North 12 deg. 49 min. 28 sec. East, 54.47 feet to a point, in the southern margin of Rifle Range Road,

11) thence along the southern margin of Rifle Range Road, South 77 deg. 10 min. 32 sec. East, 188.85 feet to the beginning, containing 8.171 acres, more or less, as surveyed by Burns Consulting under Tennessee License No. 1053, dated 04-24-1997.

Being a portion of the property conveyed to Howard and Ann McDonald from Sumner and others by Deed of Record in Deed Book 9947, Page 162; Register's Office of Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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



RECEIVED OF _____

FOR _____

BOOK 10483 PG 41

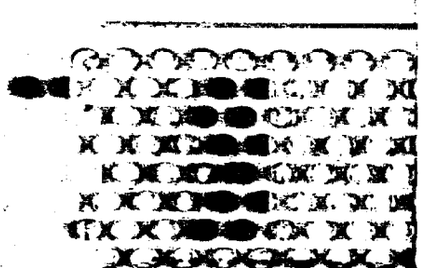
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	150000.00
CON TX	555.00
PRFEE	1.00
WDEED	8.00
TOTAL	564.00
CHECK	564.00

06/05/97 01 15:57 0001 9800

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



031 2949
IDENTIF. ↑ REFERENCE

97 JUN -5 PM 3:47

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1159720