WARRANTY DEED

BOOK 10554 PG 226

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF July 19 97.

Notary Public

MY COMMISSION EXPIRES: 1-10-1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Atwood & Moore, Attorneys, 320 West Main Street, Suite 105, Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas N. Jacobs, Jr. (NAME)	Guaranty Trust Company (NAME)	181
6145 Pettus Road (ADDRESS)	726 South Church Street (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37133 (CITY) (STATE) (ZIP)	145

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, Charles M. Ferrell and wife, Betty Marie Ferrell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas N. Jacobs, Jr. and wife, Rebecca A. Jacbos

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 and shown as Tract No. 8 on an unrecorded survey of the Jacey A. Moore, Jr. lands dated August 14, 1973, and prepared by John B. Rainey, Surveyor, Job No. 78-123, and described as follows:

Beginning at an iron pin set on the westerly margin of Pettus Road, said iron pin being North 33 degrees 28' 41" East 953.63 feet as measured northwardly along the westerly margin of said road from the northerly line of the Elmo Murray Potts property of record in Book 4037, page 359, R.O.D.C., Tennessee; thence leaving the margin of said road North 80 degrees 08' 06" West 1186.21 feet to an iron pin; thence South 87 degrees 51' 21" West 538.62 feet to an iron pin; thence North 3 degrees 59'10" East 150.00 feet to an iron pin; thence South 89 degrees 11' 24" East 502.43 feet to an iron pin; thence South 81 degrees 04' 33" East 1292.50 feet to an iron pin set on the westerly margin of the aforesaid Pettus Road; thence with the margin of said road South 33 degres 28' 41" West 150.00 feet to the point of beginning, containing 5.23 acres, more or less.

BEING the same property conveyed to Charles M. Ferrell and wife, Betty Marie Ferrell by deed of record in Deed Book 7719, page 669 of the Register's Office of Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 6145 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 30th day of July 19 97

Charles M. Ferrell

Charles M. Ferrell

Betty Marie Ferrell

Betty Marie Ferrell

BOOK 10554 PG 227

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles M. Ferrell and wife, Betty Marie Ferrell

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 Murfreesboro, Tennessee, this 30th day of July, 19 97.

Commission expires 1-10-1999

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

LEGAL DESCRIPTION CONTINUATION

THIS conveyance is subject to the easements of record in Book 9283, page 312 and any and all other matters as shown of record in the Register's Office of Davidson County, Tennessee.

0333383

IDENTIFICATION REFERENCE

97 AUG -4 AM 9:13

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

2352 08/04 0101 03CHECK 790.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10554 PG 229

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 210000.00
CON TX 777.00
PRFEE 1.00
WDEED 12.00
TOTAL 790.00
CHECK 790.00

08/04/97 01 09:14 0001 2352

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0333383
IDENTIF. ↑ REFERENCE

97 AUG -4 AM 9:13

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1181970