PREPARED BY:
JAMES T. DUBOIS
ATTORNEY AT LAW
COLUMBIA, TENN.

WARRANTY DEED

BOOK 10573 PG 306

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between John Michael Halloran, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Carlton D. Baker, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

See Attached Exhibit A.

Being the same property conveyed to M.J. Halloran by deed of record in Book 790, Page 311, Register's Office of Davidson County, Tennessee. The said M.J. Halloran died testate, and by his Last Will and Testament of record in Will Book 57, Page 204, Clerk & Master's Office of Davidson County, Tennessee, devised said property to his son, Will J. Halloran (now deceased), for his life with the remainder to Herman Halloran and daughter, Mary Halloran. Herman Halloran and Mary Halloran died intestate and predeceased Will J. Halloran. Mary Halloran left no issue. Herman Halloran left an only son and sole heir, John Michael Halloran. See also Affidavit of Heirship in Deed Book 6086, Page 303, Register's Office of Davidson County, Tennessee.

Map 134, Parcels 146 and 209.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that he is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY; building restrictions of record in Book 7118, Page 501, Register's Office of Davidson County, Tennessee; Final Order and Easements for the benefit of The Metropolitan Government of

Nashville and Davidson County of record in Book 6259, Page 419, Register's Office of Davidson County, Tennessee; Agreement for Dedication of Easement Sanitary Sewers and/or Storm Drainage for the benefit of The Metropolitan Government of Nashville and Davidson County of record in Book 4260, Page 686, Register's Office of Davidson County, Tennessee; rights of the public in and over that portion of State Route 255 affecting subject property as shown in Book 8616, Page 11, Register's Office of Davidson County, Tennessee; and rights of ingress and egress to a cemetery or burial plot located on subject property.

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FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

Ann Jeffords Halloran, wife of the above FIRST PARTY, joins in the execution of this instrument for the purpose of conveying all of her right, title and interest in and to the above described property, acquired by her by virtue of her marital status or otherwise.

IN WITNESS WHEREOF, this conveyance has been executed on the 15th day of August, 1997.

John Michael Halloran

Ann Jeffords Halloran

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, John Michael Halloran and wife, Ann Jeffords Halloran, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of August, 1997.

My commission expires:
3-22-2002

Notary Public

Thomas DuBois Notary at Large Public Maury County, Tennessee

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 250,000.

Affiant

Subscribed and sworn to before me, this 15th day of August, 1997.

J. Thomas DuBois Notary at Large Public Tennessee Maury County

My commission expires:
2-22-2002

Notary Public

NEW PROPERTY OWNERS:
Carlton Baker
1301 James Campbell
Columbia, Tn. 38401

PERSON(S) RESPONSIBLE FOR TAXES:
SAME

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0338841

IDENTIF. A REFERENCE

97 AUG 19 AM 10:33

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

8218 08/19 0101 CHECK

EXHIBIT A

TRACT 1

Beginning at an iron pin set, said pin being the northwesterly corner of Danley Corporation as recorded in deed book 2401, page 102, R.O.D.C., and being located in the easterly margin of Ezell Road (50' row); thence leaving Danley Corporation and with said margin, N 7°08'14" E, 199.78' to an iron pin set at the southerly margin of Harding Place; thence leaving Ezell Road and with said margin of Harding Place the following calls: N 51°33'14" E, 118.79' to an iron pin set; S 79°30'17" E, 741.16' to an iron pin set, S 62°10'52" E, 68.66' to an iron pin set in the westerly margin of Old Ezell Pike (50' row); thence leaving Harding Place and with said margin of Old Ezell Pike and along a curve to the right, said curve having a radius of 1880.00', a length of 406.45', a delta of 12°23'14", and a chord bearing and distance of S 66°11'43" W, 405.66' to an iron pin set, said pin being the northeasterly corner of said Danley Corporation; thence leaving Old Ezell Pike and with Danley Corporation, N 83°45'13" W, 539.39' to the point of beginning. Containing 4.38 acres as surveyed by Arrowhead Survey, August 14, 1997.

RECORDER'S MEMO
LEGIBILITY OF WRITING, PRINTING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

TRACT 2

Beginning at an iron pin found, said pin being the southwesterly corner of Sunday School Board of the Free Will Baptist, Incorporated, as recorded in deed book 4528, page 885, R.O.D.C.; thence leaving Sunday School Board of the Free Will Baptist, Incorporated, and with the northerly line of Metropolitan Government as recorded in deed book 7759, page 629, R.O.D.C., N 83°45'13" W, 573.21' to an iron pin set in the easterly margin of Old Ezell Pike (50' row), thence leaving Metropolitan Government and with said margin of Old Ezell Pike and along a curve to the left, said curve having a radius of 1940.00', a length of 357.80', a delta of 10°34'02", and a chord bearing and distance of N 63°22'15" E, 357.30' to an iron pin set at the southerly margin of Harding Place as recorded in deed book 6259, page 419, R.O.D.C.; thence leaving Old Ezell Pike and with said margin of Harding Place the following calls: S 70°24'50" E, 105.22' to an iron pin set; S 86°22'59" E, 104.56' to an iron pin set; S 81°30'57" E, 68.42' to an iron pin found, said pin being the northwesterly corner of said Sunday School Board of the Free Will Baptist Incorporated; thence leaving Harding Place and with the Sunday School Board of the Free Will Baptist Incorporated, S 7°01'16" W, 171.81' to the point of beginning. Containing 1.73 acres as surveyed by Arrowhead Survey, August 14, 1997.

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

RECEIVED OF _____

FOR _____

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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
250000.00
CON TX 925.00
PRFEE 1.00
WDEED 16.00
TOTAL 942.00
CHECK 942.00

08/19/97 0 [illegible] 0001 E218

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0338841
IDENTIF. ↑ REFERENCE

97 AUG 19 AM 10:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1187766