BOOK 10627 PG 633

Prepared by
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

~~39-B~~
File #97-1322

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Timothy Ray Rushlow,** and wife **Mary Jane Rushlow**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Alton A. Coward, Jr., and wife, Shirley G. Coward,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being two tracts of land in the Ninth Civil District of Davidson County, Tennessee, on the east side of Highway 96 as shown on the unrecorded map prepared by Barge, Waggoner & Summer dated June 26, 1970, and being more particularly described as follows:

TRACT 1: Beginning at a point on the easterly margin of State Highway No. 96, said point being 675.0 feet northwesterly from the intersection of the easterly margin of Highway No. 96 and the northerly line of the property conveyed to Maggie B. Allison as recorded in Book 548, Page 242, Register's Office for Davidson County, Tennessee; thence with said easterly margin of Highway No. 96, with a curve to the right, 400.0 feet to a point, said curve having a chord of North 32 deg. 26' West, 399.5; thence leaving said easterly margin of Highway No. 96, in a easterly direction North 62 deg. 45" east, 1767.6 feet to a point in the southerly line of the property conveyed to J.M. Groves, et ux, as recorded in Book 1515, Page 188, Register's Office for Davidson County; thence leaving said Grove's southerly line, in a southerly direction South 19 deg. 12' West 251.9 feet to a point; thence in a southwesterly direction South 54 deg. 30' West, 1565.2 feet to a point in the easterly margin of Highway No. 96, the point of beginning, containing 10.8 acres, more or less.

TRACT 2: Beginning at a point on the easterly margin of State Highway No. 96, said point being 275.0 feet northwesterly from the intersection of the easterly margin of Highway No. 96 and the northerly line of the property conveyed to Maggie B. Allison as recorded in Book 548, page 242, Register's Office for Davidson County; thence with said easterly margin of Highway No. 96, with a curve to the right 400.00 feet to a point, said curve having a chord of North 42 deg. 46' west. 399.5 feet; thence leaving said easterly margin of Highway 96, in an easterly direction North 54 deg. 30' East, 1565.2 feet to a point; thence, in a southerly direction South 19 deg. 12' West, 685.7 feet to a point; thence in a southwesterly direction South 54 deg. 30' West 955.0 feet to a point in the easterly margin of Highway No. 96, the point of beginning, containing 11.5 acres, more or less.

Being the same property conveyed to Timothy Ray Rushlow and wife Mary Jane Rushlow by deed of record in Book 10288, page 752, RODC.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 9570 New Hwy. 96 West, Franklin, TN 37064

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 29th day of September, 1997

Timothy Ray Rushlow

Mary Jane Rushlow

Timothy Ray Rushlow

Mary Jane Rushlow

State of Tennessee)
County of Davidson)

BOOK 10627 PG 634

On this the 29th day of September, 1997, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Timothy Ray Rushlow and Mary Jane Rushlow**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary ~~Public~~

My Commission Expires: 11-22-97

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$410,000.00**.

Mary Jane Rushlow
Affiant

Sworn and subscribed before me on this the 29th day of September, 1997.

Notary ~~Public~~

My Commission Expires: 11-22-97

0353960

IDENTIFICATION REFERENCE

97 SEP 30 PM 2:14

FELIX A. BRUNELLI REGISTER
DAVIDSON COUNTY, TN

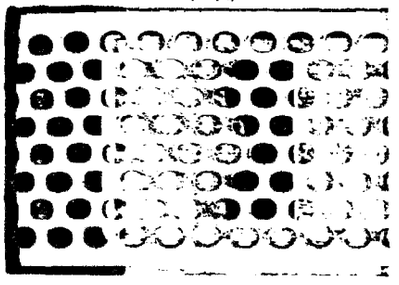
RECEIVED

NEW OWNER:
Alton A. Coward, Jr.
9570 New Hwy. 96 West
Franklin, TN 37064

RESPONSIBLE FOR TAX PAYMENT:
~~**First Chicago**~~
New Owner

TAX MAP-PARCEL #:
178-0-41

09/30 0101 03CHECK 1526.00



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

RECEIVED OF _____

FOR _____ BOOK 10627 PG 635

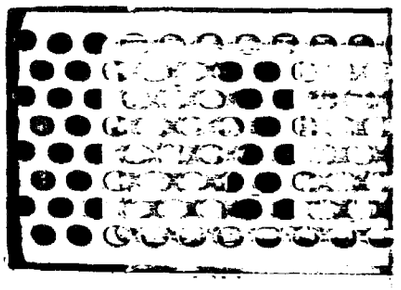
CO - CONVEYANCE	CC - CERTIFIED COPY		MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE		CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE		MO TX - STATE TAX MORT
TD - TRUST DEED			PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	410000.00
CON TX	1517.00
PRFEE	1.00
WDEED	8.00
TOTAL	1526.00
CHECK	1526.00

09/30/97 01 14:50 0001 4464

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0353960
IDENTIFICATION REFERENCE

97 SEP 30 PM 2:44

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1203824