BOOK 10671 PG 852

ADDRESS NEW OWNERS and
SEND TAX BILLS:
Roy O. Wellington, III and wife,
Theo M. Wellington
232 Charleston Avenue
Goodlettsville, TN 37072

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
18 - 0 - 100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, RALPH E. BARNES and wife, JUDY BARNES, hereinafter called the GRANTORS, have this day bargained and sold and by these presents do transfer and convey to ROY O. WELLINGTON, III and wife, THEO M. WELLINGTON, hereinafter called the GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Land in the First Civil District of Metropolitan Nashville/Davidson County, formerly the Tenth Civil District of Davidson County, Tennessee, lying within the City Limits of Goodlettsville, and generally North of Brick Church Pike and West of Dickerson Road, and being more fully described as follows:

Beginning at an iron pin at the northwesterly corner of Lot No. 77 of Charleston Square Subdivision, as recorded in Plat Book 5200, Page 133, Register's Office for said County, and proceeding as follows: North 26 degrees 38 minutes 03 seconds West 295.21 feet; thence North 50 degrees 52 minutes 20 seconds West 100.25 feet; thence North 59 degrees 53 minutes 00 seconds West 49.83 feet; thence North 63 degrees 05 minutes 56 seconds West 59.11 feet; thence North 71 degrees 05 minutes 36 seconds West 84.15 feet; thence North 7 degrees 18 minutes 23 seconds East 38.15 feet; thence North 00 degrees 41 minutes 18 seconds West 269.73 feet; thence North 82 degrees 55 minutes 04 seconds East 108.07 feet; thence South 70 degrees 38 minutes 11 seconds East 66.0 feet; thence South 78 degrees 01 minute 50 seconds East 42.96 feet; thence North 89 degrees 52 minutes 55 seconds East 108.22 feet; thence North 73 degrees 38 minutes 57 seconds East 36.16 feet; thence North 86 degrees 29 minutes 18 seconds East 93.71 feet; thence South 86 degrees 14 minutes 04 seconds East 134.32 feet; thence South 65 degrees 56 minutes 06 seconds East 123.15 feet; thence South 14 degrees 49 minutes 46 seconds West 250.26 feet; thence South 16 degrees 27 minutes 10 seconds East 180.00 feet to a point on the northerly right-of-way line of a 50-foot road recorded in Charleston Square Subdivision; thence westwardly with a 292.99 foot radius curve to the left 78.81 feet, said curve having a chord bearing and distance of South 65 degrees 50 minutes 30 seconds West 78.569 feet; thence South 55 degrees 32 minutes 13 seconds West 73.03 feet to a point on the West right-of-way line of Charleston Drive; thence southwardly with a 478.11 foot radius curve to the right 83.00 feet, said curve having a chord bearing and distance of South 29 degrees 29 minutes 23 seconds East 82.895 feet to the northeasterly corner of Lot No. 77; thence with the North line of Lot No. 77, South 65 degrees 29 minutes 00 seconds West 225.46 feet to the point of beginning, and containing 7.67 acres, more or less.

Being the same property conveyed to Ralph E. Barnes and wife, Judy barnes by deed of record in Book 6569, Page 786, Register's Office for Davidson County, Tennessee.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Subject to all matters shown on the above referenced plat and to restrictions of record.

This property is common known as 232 Charleston Drive, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the GRANTEES, their heirs, successors and assigns, forever.

AND THE GRANTORS covenant with the GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as herein provided.

THE GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to the GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands on this the 31 day of October, 1997.

Ralph E. Barnes
RALPH E. BARNES

Judy Barnes
JUDY BARNES

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, RALPH E. BARNES and wife, JUDY BARNES, the within named bargainors 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 at office this 31 day of October, 1997.

NOTARY PUBLIC

My Commission Expires:
1/3/98

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $308,000.00.

Ray O. Wellington III
AFFIANT

Subscribed to and sworn before me, this the 31 day October, 1997.

NOTARY PUBLIC

My Commission Expires:
1/3/98

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0988

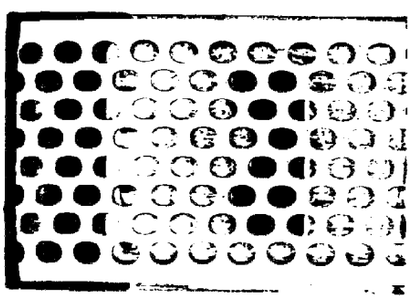
1699 11/05/97 0101 03CHECK 1148-1

97 NOV -5 AM 8:02
FELIX A. WILSON III REGIST
DAVIDSON COUNTY, TN.

IDENTIF. REFERENCE

0366307

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



RECEIVED OF _____

FOR _____

BOOK 10671 PG 854

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

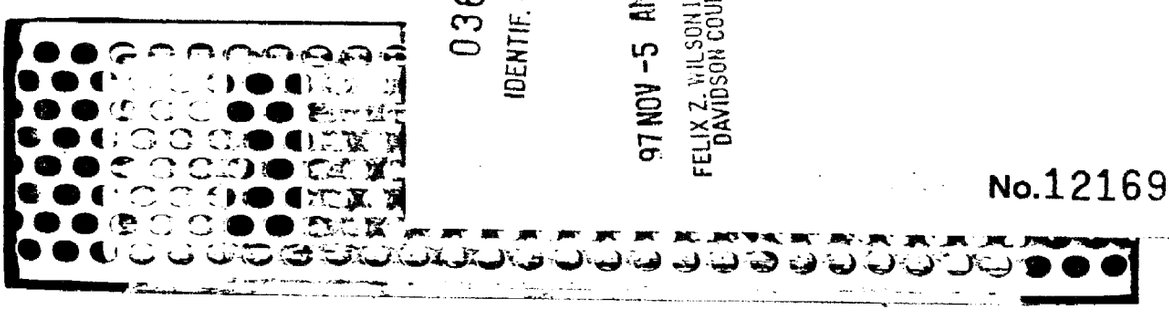
CAMT 308000.00
CON TX 1139.60
PRFEE 1.00
WDEED 8.00
TOTAL 1148.60
CHECK 1148.60

~~11/05/97 01 08:10 0001 7699~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0366307
IDENTIF. ↑ REFERENCE

97 NOV -5 AM 8:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



No. 1216902