BOOK 10733 PAGE 995

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE AFFIANT'S CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF December 19 97

Notary Public

MY COMMISSION EXPIRES: 1/27/2001
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENNESSEE

My Commission Expires JAN. 27, 2001

THIS INSTRUMENT WAS PREPARED BY

Steve Waters, Atty., 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric A. Kieffer (NAME)	Farmers and Merchants Bank (NAME)	MAP 6
1832 Springfield Highway (ADDRESS)	322 Main Street (ADDRESS)	PARCEL 112.00
Goodlettsville, Tennessee 37072 (CITY) (STATE) (ZIP)	Clarksville, TN 37040 (CITY) (STATE) (ZIP)	

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, Tim A. Bridges and wife, Patricia J. Bridges

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric A. Kieffer and wife, Christina J. Kieffer

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:

Described property located in the Second Civil District of Davidson County, Tennessee, to-wit:

Beginning at an iron pin (set), said pin being the northwest corner of the herein desribed tract and a corner to the remainder of the Meadors Property, also being in the south right of way of U. S. Highway 41; thence with the south right of way of U. S. Highway 41 South 24 degrees 42 minutes 00 seconds East 297.78 feet to an iron pin (set); thence with said right of way North 65 degrees 18 minutes 00 seconds 5 feet to an iron pin (set); thence with said right of way South 24 degrees 42 minutes 00 seconds East 108.68 feet to an iron pin (set), said pin being a corner to the remainder of Meadors property; thence with said Meadors property South 65 degrees 31 minutes 43 seconds West 264.22 feet to an iron pin (set), said pin being a corner to Meadors and in the north margin of a 50 foot easement, 25 feet from centerline of an existing drive; thence along the north margin of said easement and 25 feet from centerline of said drive North 11 degrees 35 minutes 17 seconds West 25.91 241.25 feet to an iron pin (set); thence North 20 degrees 27 minutes 37 seconds West 73.99 feet to an iron pine (set) thence North 05 degrees 38 minutes 21 seconds West 24.45 feet to an iron pin (set); North 22 degrees 12 minutes 02 seconds East 21.35 feet to an iron pin (set); thence North 50 degrees 10 minutes 47 seconds East 12.28 feet to an iron pin (set); thence North 52 degrees 16 minutes 47 seconds East 131.30 feet to an iron pin (set); thence North 68 degrees 56 minutes 51 seconds East 83.93 feet to the point of beginning.

Being the same property conveyed to Tim A. Bridges and wife, Patricia J.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1832 Springfield Highway, Goodlettsville, Tennessee 37072
(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 19th day of December 19 97

Tim A. Bridges

Patricia J. Bridges

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tim A. Bridges and wife, Patricia A. Bridges

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 PUBLIC Goodlettsville, Tennessee, this 19th day of December AT, 19 97.

Commission expires _____ _____ Notary Public

MIGNON SMELSER NOTARY PUBLIC DAVIDSON COUNTY TENN

My Commission Expires JAN. 27, 2001

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

4981 12/29 0101 03CHECK

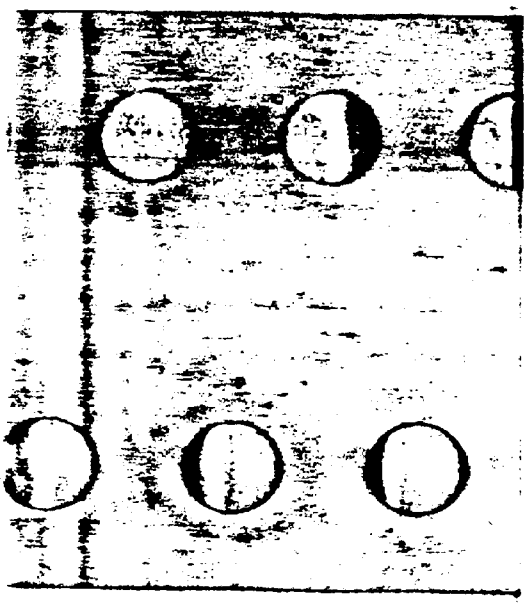
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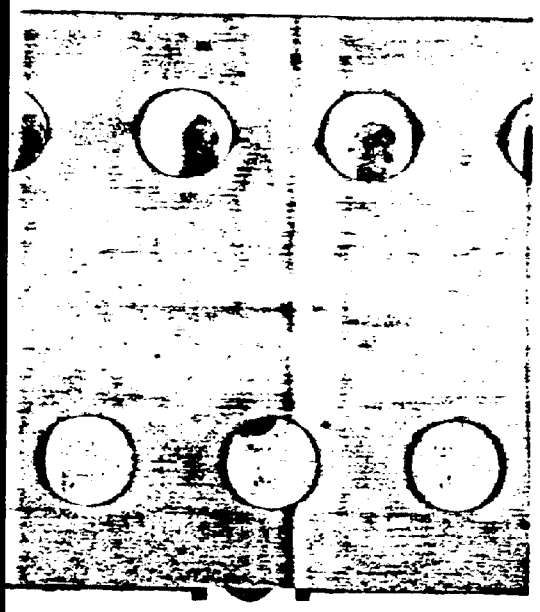
LEGAL DESCRIPTION CONTINUATION

Bridges by deed from Secretary of Housing and Urban Development of record in Book 10343, page 204, Register's Office, Davidson County, Tennessee.

Subject to an easement of record in Book 7436, Page 121, said Register's Office.

11383599
IDENTIFICATION REFERENCE
97 DEC 29 AM 8:11
ELLA ... REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10733 PG 998

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	77000.00
CON TX	284.90
PRFEE	1.00
WDEED	12.00
TOTAL	297.90
CHECK	297.90

12/29/97 01 08:09 0001 4981

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03383599
IDENTIFICATION REFERENCE

97 DEC 29 AM 8:11

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1235693

No. 10733-999

VOL 15

13-39-97