This instrument prepared by:
HAYNES & FREEMAN, PLC
140 NORTH MAIN STREET
GOODLETTSVILLE, TN 37070

BOOK 10753 PG 821

98 JAN -9 PM 4:00
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE 0388920

NEW OWNERs:	SEND TAX BILL TO:	MAP & PARCEL:
MORRIS E. AYERS 2878 LOWER WALKERS CREEK GOODLETTSVILLE, TN 37072	SAME	17-00-280

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 considerations, the receipt of which is hereby acknowledged, WE, **JAMES H. DETLEFSEN and wife, TERESA A. DETLEFSEN,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **MORRIS E. AYERS**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> LAND in the 10th Civil District of Davidson County, Tennessee described as Tract No. 3 on the survey by Ray G. Cole, Surveyor License No. 924, dated 9/17/84 as follows:
>
> BEGINNING at an iron pin set in the northwesterly margin of Lower Walker's Creek Road, said point being 1006.82 feet south of the original northeast corner of this tract as described in deed of record in Book 3572, page 616, Register's Office for said County; thence, along the northwesterly margin of Lower Walker's Creek Road S 60° 12' 20" W 82.18 feet to a point; thence S 65° 20' 50" W 220.57 feet to an iron pin set; thence leaving the northwesterly margin of Lower's Walker's Creek Road N 41° 40' 7" W 246.75 feet to an iron pin set; thence N 62° 50' 4" W 740.95 feet to an iron pin set; thence N 67° 13' 34" E 531.34 feet to an iron pin set; thence S 46° 23' 19" E 410.07 feet to an iron post; thence S 35° 8' 31" E 150.66 feet to an iron pin set; thence S 61° 30' 25" E 123.82 feet to a hackberry tree; thence S 40° 50' 34" E 172.28 feet to the point of beginning, containing 6.950 acres, more or less.
>
> BEING the same property conveyed to James H. Detlefsen and wife, Teresa A. Detlefsen by deed from David D. Allen and wife, Marcelle Allen of record in Book 6404, page 822, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1.

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, his heirs and assigns, forever;

AND WE COVENANT with the said Grantee that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE FURTHER covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

This property is known as:

~~2878~~ **Lower Walkers Creek, Goodlettsville, TN 37072**

WITNESS OUR HANDS THIS 8th DAY OF JANUARY, 1998.

SELLER: JAMES H. DETLEFSEN

SELLER: TERESA A. DETLEFSEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary for said State and County, James H. Detlefsen and wife, Teresa A. Detlefsen, the within named bargainor(s) with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand this 8th day of January, 1998.

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

5/27/01

STATE OF TENNESSEE
COUNTY OF DAVIDSON

0725 01/09 0101 03CHECK 129.25

The actual consideration or value, whichever is greater for this transfer is **$ 32,500.00**.

Affiant

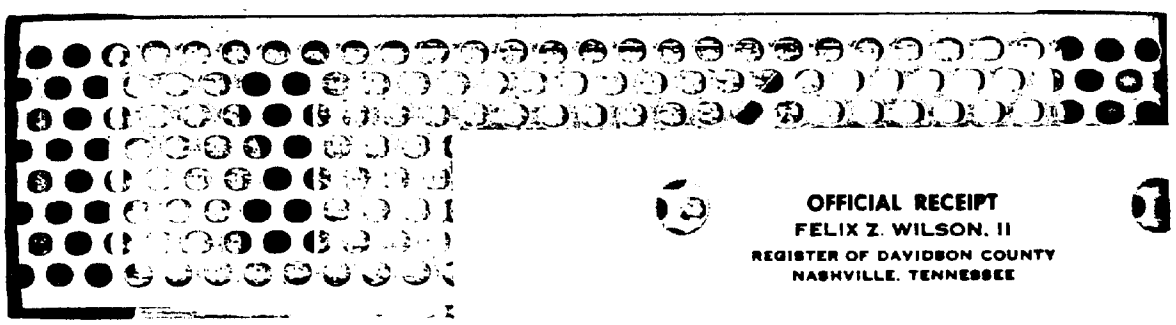
Sworn to and subscribed to me, the undersigned, this 8th day of November, 1998.

NOTARY PUBLIC

TODD MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES:

5/27/01



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

RECEIVED OF _____

FOR _____

BOOK 10753 PG 823

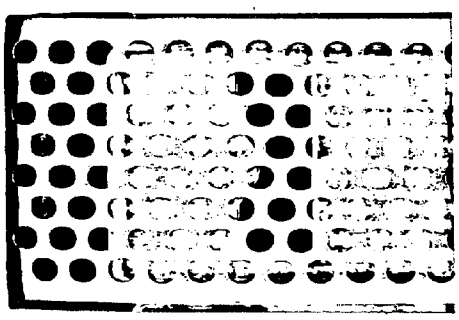
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	32500.00
CON TX	120.25
PRFEE	1.00
WDEED	8.00
TOTAL	129.25
CHECK	129.25

01/09/98 01 16:05 0001 0725

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0388920
IDENTIF. ↑ REFERENCE

98 JAN -9 PM 4:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1241389