WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
28th DAY OF January, 19 98

Notary Public

MY COMMISSION EXPIRES: May 23, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney, 223 Madison Street, S. 102, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph Lynn, Jr.	Same as New Owner	MAP 34-15
P. O. Box 351 (NAME)	(NAME)	PARCELS 29 & 30
Hendersonville, TN 37077 (ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(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, Carlyle D. Apple and wife, Elizabeth G. Apple and Charles N. Parker, Trustee for Estate of Marilyn A. Baker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ralph Lynn, Jr.

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:

Land in Davidson County, Tennessee, being Lots No. 5 and 6 on the Plan of RIVERGATE INDUSTRIAL PARK, SECTION 2, as of record in Book 6900, Page 239, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being a part of the same property conveyed to Hubert L. Baker and Carlyle D. Apple by Quitclaim Deed from Hubert L. Baker, Carlyle D. Apple, Larry D. Cummings, R. H. Pursell and Newell T. Pursell, Jr., d/b/a Rivergate Industrial Park of record in Book 7544, Page 220, Register's Office for Davidson County, Tennessee. Further being a part of the same property in which Hubert L. Baker conveyed to Marilyn A. Baker all his right, title and interest, being a 40% interest in and to subject property by Quitclaim Deed of record in Book 8042, Page 875, Register's Office for said County. The said Marilyn A. Baker having since died and pursuant to the Last Will and Testament of Marilyn A. Baker in the Probate Court for Davidson County, Tennessee, Charles N. Parker was appointed Trustee for the Estate of Marilyn A. Baker. Further by Quitclaim Deed of record in Book 8454, Page 782, said Register's Office, the said Carlyle D. Apple and wife, Elizabeth G. Apple, Hubert L. Baker, unmarried, and Charles N. Parker, Trustee for the Estate of Marilyn A. Baker conveyed said property herein described unto Carlyle D. Apple, a 60% undivided interest and Charles N. Parker, Trustee for the Estate of Marilyn A. Baker, a 40% undivided interest.

unimproved (X)
This is improved ( ) property, known as 1108 and 1112 Myatt Blvd., Madison, TN 37115
(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 23rd day of January, 19 98

Carlyle D. Apple

Elizabeth G. Apple

Charles N. Parker, Trustee

BOOK 10772 PG 542

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 Carlyle D. Apple and wife, Elizabeth G. Apple and Charles N. Parker, Trustee for Estate of Marilyn A. Baker

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 Madison, Tennessee, this 23rd day of January, 19 98

Commission expires May 23, 1998

Diane L. [illegible]
Notary Public

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

6960 01/29 0101 03CHECK 416.00

113946 78

IDENTIFICATION REFERENCE

98 JAN 29 AM 8:08

[illegible]
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 10772 PG 543

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				110000.00
			CON TX	407.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	416.00
			CHECK	416.00
01/29/98	01	08:10	0001	6960

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0394678
IDENTIFICATION REFERENCE

98 JAN 29 AM 8:08

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1247545