G71888
State of Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00.

Affiant

THIS THE 12th DAY OF February, 1998.

Notary Public

(AFFIX SEAL)

NONI J. EASON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: 7/7/2001

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Madison Title Company
101 Shepherd Hills Drive
Madison, Tennessee 37115

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
CHARLES E. RHOTEN	Same as Owner	MAP 43-1
101 SHEPHERD HILLS DRIVE		PARCEL 96.00
MADISON , TN 37115		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

4006 02/17 0101 03CHECK 124.00

We, **RALPH S. BRIGHT, UNMARRIED AND BETTY B. STINSON, UNMARRIED** (the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said **CHARLES E. RHOTEN AND WIFE, CAROLE RHOTEN** (the "Grantee"), their, heirs, successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. R in W. P. Ready's Subdivision of the Thornton Farm, located about eight miles from the City of Nashville, Tennessee, in the 11th Civil District.

A plan of said subdivision is recorded in Book 161, page 157, Register's Office for Davidson County, Tennessee.

Lot R fronts 320 feet on the north side of Shannon Avenue and runs back between parallel lines 544 feet to Lawrence Avenue.

BEING the same property conveyed to Ralph S. Bright and wife, Danya D. Bright (1/2 interest) and Betty B. Stinson (1/2 interest) by deed of record in Book 7574, page 956, Register's Office for Davidson County, Tennessee. The said Danya D. Bright having since deceased and title now being vested in her surviving spouse, Ralph S. Bright.

Included in the above description but specifically excluded are the following tracts.

TRACT NO. 1

Being part of Lot R in W. P. Ready's Subdivision of Thornton Farm, located about eight miles from the City of Nashville, Tennessee, in the old 19th Civil District, now 11th Civil District, a plan of said subdivision is recorded in Book 161, page 157, Register's Office for Davidson County, Tennessee.

Said part of Lot R herein conveyed fronts 140 feet on Lawrence Avenue, and runs backward 118 feet on the west, 90 feet on the east, and said lot extends 146 feet on the northerly side.

BEING the same property conveyed to Morris Levine by deed of record in Book 4245, page 697, Register's Office for Davidson County, Tennessee.

TRACT NO. 2:

Land in Davidson County, Tennessee, being the northeast part of Lot No. "R" on the Plan of W. P. Ready's Subdivision as of record in Book 161, page 157, as revised in Book 332, page 110, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 132 feet on the northerly side of Shannon Avenue and extends back between lines, 199 feet to a line on which it measures 126 feet.

BEING the same property conveyed to Kenneth Dodrill by deed of record in Book 4449, page 236, Register's Office for Davidson County, Tennessee.

TRACT NO. 3:

Being the northeast part of Lot "R" on the Map of W. P. Ready's Subdivision, of record in Book 161, page 157, Register's Office for Davidson County, Tennessee, as revised in Book 332, page 110, said Register's Office.

Said part of said lot fronts 126 feet on the south side of Lawrence Avenue and runs back between parallel lines, along the west line of Lot "S", 345 feet to a dead line.

BEING the same property conveyed to Thomas henty Alexander and wife, Dorothy Alexander, by deed of record in Book 1639, page 521, Register's Office for Davidson County, Tennessee.

SAID property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is unimproved property.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular 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 the 12th day of February, 1998.

RALPH S. BRIGHT

BETTY B. STINSON

STATE OF TENNESSEE
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, RALPH S. BRIGHT AND BETTY B. STINSON, named bargainors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 12th day of February, 1998.

NOTARY PUBLIC

My Commission Expires: 1/21/2001

TENNESSEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

98 FEB 17 PM 1:56

RECEIVED
DAVIDSON COUNTY, TN

IDENTIF. # REFERENCE 0401245

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10796 PG 580

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 30000.00
CON TX 111.00
PRFEE 1.00
WDEED 12.00
TOTAL 124.00
CHECK 124.00
02/17/98 01 13:55 0001 4006

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 FEB 17 PM 1:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0401245
IDENTIF. ✦ REFERENCE

No. 1254515