BOOK 10873 PG 715

WARRANTY DEED

This instrument was prepared by:
Keene W. Bartley
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Jimmy F. Sawyers and Deborah F. Turman 1611 Springfield Highway Goodlettsville, TN 37072	PNC Mortgage Corp. of America 75 North Fairway Dr. Vernon Hills, IL 60601	Map 7 Parcels 162 and 168

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Donna Joyce Wood
AFFIANT

SWORN TO AND SUBSCRIBED before me this the 3rd day of April, 1998.

Annie G Smith
Notary Public

My Commission Expires: 11-25-2000

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, Donna Joyce Wood, hereinafter called the Grantor, has bargained, sold and by these presents does hereby transfer and convey unto Jimmy F. Sawyers and Deborah Turman, hereinafter called the Grantees, their successors and assigns, two tracts of land in Davidson County, State of Tennessee, more particularly described as follows:

Tract I:

Land in Davidson County, Tennessee, being described as Tract II according to a survey by William Surveying and Engineering, Tennessee License No. 1040, dated May 1, 1987, as follows:

Beginning at a point in the easterly right-of-way of U.S. Highway 41, approximately 394.6 feet south of the edge of Baker Station Road; thence along the easterly right-of-way of U.S. Highway 41 north, 41° 47' 39" west, a distance of 74.60 feet to an iron pin set; thence south 83°, 52' 56" east, a distance of 1504.65 feet to an iron pin set; thence south 5° 6' 40" west, a distance of 100.64 feet to an iron pin set; thence south 69° 29' 11" west, a distance of 729.55 feet to an iron pin set; thence south 2° 30' 56" west, a distance of 378.34 feet to an iron pin set; thence north 83° 52' 56" west, a distance of 776.12 feet to an iron pin set; said point being the point of beginning and containing 5.0 acres, more or less. Included in this conveyance is a 50 foot easement for ingress and egress purposes over Tract III, which is described in a deed of record in Book 7488, page 387, Register's Office for Davidson County, Tennessee, which easement is for ingress and egress to Tracts I and II as shown on an unrecorded survey by William Surveying and

Engineering, Tennessee License No. 1040 dated May 1, 1987, said easement being more particularly described as follows:

Beginning at a point in the easterly right-of-way of U.S. Highway 41 approximately 1,069.09 feet south of the edge of Baker Station Road; thence north 32° 9' 9" east, a distance of 56.65 feet to an iron pin set; thence south 81° 46' 51" east, a distance of 311.95 feet to an iron pin set; thence north 69° 29' 11" east, a distance of 77.96 feet to an iron pin set; thence north 81° 46' 51" west, a distance of 329.88 feet to an iron pin set; thence south 32° 9' 9" west, a distance of 37.78 feet to the beginning, containing .047 acres, more or less.

This conveyance is further subject to the following restrictions: Any dwelling built on the above described premises shall contain at least 2,000 square feet of living area excluding garage, porches and carport. This conveyance is also made subject to a 50 easement for ingress and egress purposes over the above described Tract II which easement is for ingress and egress to Tract I as shown on an unrecorded survey by William Surveying and Engineering, Tennessee License No. 1040 dated May 1, 1987, said easement being more particularly described as follows:

Beginning at a point in the easterly right-of-way of U.S. Highway 41 approximately 1,069.09 feet south of the edge of Baker Station Road; thence north 41° 47' 39" west, a distance of 51.83 feet to an iron pin set; thence north 32° 9' 9" east, a distance of 56.64 feet to an iron pin set; thence south 81° 46' 51" east, a distance of 311.95 feet to an iron pin set; thence north 69° 29' 11" east, a distance of 57.02 feet to an iron pin set; thence south 8° 13' 9" west, a distance of 77.96 feet to an iron pin set; thence north 81° 46' 51" west, a distance of 329.88 feet to an iron pin set; thence south 32° 9' 9" west, a distance of 37.78 feet to the beginning containing .047 acres, more or less.

Tract II:

Being a tract of land in the Tenth Civil District for Davidson County, Tennessee, and being a portion of that property conveyed to B.B. Adamson, et ux, in Book 2044, page 251, Register's Office for Davidson County, Tennessee, more accurately described according to a survey by Tommy E. Walker, R.L.S., Tennessee License No. 1465 dated May 4, 1989, described as follows:

Beginning at an iron pin in the northwesterly margin of U.S. Highway 41, corner to Richard Uselton (Deed Book 7542, page 169, Register's Office for Davidson County, Tennessee), said pin being the most southwesterly corner of said Adamson property; thence with said margin north 41° 47' 39" west 74.60 feet to a set iron pin; thence leaving said margin south 83° 52' 56" east 883.84 feet to a set iron pin; thence north 4° 23' 54" east 224.95 feet to a set iron pin; thence south 83° 47' 42" east 679.48 feet to a set iron pin; thence south 5° 24' 17" west 274.02 to an existing iron pin, said pin being said Uselton's northwest corner; thence with Uselton's north line north 83° 53' 21" west 1,504.62 feet to the point of beginning containing 5.25 acres more or less.

Included in the above described description but excluded from this conveyance is a small family graveyard adjacent to the east property

line as shown on the survey referenced herein.

Being the same property conveyed to Donna Joyce Wood by deed from Richard W. Uselton and wife, Janelle M. Uselton by deed of record in Book 10873 page 710, Register's Office for Davidson County, Tennessee.

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 successors and assigns forever, and the said Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

AND the said Grantors further covenant and bind themselves, and their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

This is improved property known as 1611 Springfield Highway, Goodlettsville, Tennessee 37072.

Douglas Wood, husband of Donna Joyce Wood, joins in this conveyance to convey whatever rights, if any, he may have as spouse of Donna Joyce Wood.

WITNESS my hand this the 3 day ~~of~~ April, 1998.

Donna Joyce Wood
DONNA JOYCE WOOD

Douglas Wood
DOUGLAS WOOD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

6192 04/06 0101 03CHECK 975.00

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DONNA JOYCE WOOD, the bargainor, and DOUGLAS WOOD, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS our hands and official seal, at Nashville, Tennessee, on this the 3rd day of April, 1998.

Annie D Smith
Notary Public

My Commission Expires: 11-25-2000

c\office\kwb\money\wood.wd

PICK-UP

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.
98 APR -6 AM 11:02

0421935
IDENTIF. & REFERENCE

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

RECEIVED OF _____

FOR _____

BOOK 10873 PG 718

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
260000.00
CON TX 962.00
PRFEE 1.00
WDEED 12.00
TOTAL 975.00
CHECK 975.00

04/06/98 01 11:07 0001 6192

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0421935
IDENTIF. # REFERENCE

98 APR -6 AM 11:02

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1276435