THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Johnnie R. Randolph 3818 Crandall Dr. Nashville, Tn. 37207	Same as New Owner	Map 70-13 Parcel 115 Field Book 13DA 13725

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 all of which is hereby acknowledged, JAMES W. HAGEY, individually and as Executor of the Estate of James Kendrick Head a/k/a Kendrick Head, deceased, and wife, BETTY HAGEY, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto JOHNNIE R. RANDOLPH, a single woman, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the 13th Civil District of Davidson County, Tennessee, in the village of Bordeaux, described as follows:

BEGINNING at a point in the easterly margin of Cliff Drive, 399 feet, more or less, north of the northerly margin of New Highway No. 112, being the northwest corner of the property conveyed to John and Elise Geist by deed of record in Book 263, page 503, Register's Office for said County; thence with the margin of said Drive, north 32 deg. East 90 feet to a point; thence South 58 deg. East 295 feet to low water mark of Cumberland River; thence down said river 90 feet, more or less, to a point which is Geist's northeast corner; thence North 58 deg. West 295 feet, more or less, to the beginning.

BEING the same property conveyed to Kendrick Head and wife, Sadie E. Head, by deed from Elizabeth C. Gibbons (Mrs. A. R. Gibbons) of record in Book 2153, page 518, said Register's Office. And, the said Kendrick Head a/k/a James Kendrick Head died, testate, on May 2, 1997, predeceased by his wife, Sadie E. Head a/k/a Sadie Elizabeth Head, who died on January 21, 1996. Under the terms and provisions of the Last Will and Testament of James Kendrick Head, deceased, of record in Will Book 213, page 264, Probate Court for Davidson County, Tennessee, Docket No. 97P723, the said property is now vested in James W. Hagey and wife, Betty Hagey, in fee simple.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 2104 Cliff Drive, Nashville, TN 37218.

JAMES W. HAGEY, Executor of the Estate of James Kendrick Head a/k/a Kendrick Head, joins in this conveyance to confirm that all debts and obligations, including taxes, owing by the Estate of James Kendrick Head a/k/a Kendrick Head have been fully paid and satisfied or will be paid and satisfied from funds within the said Estate and that there are sufficient funds within the Estate for such payments.

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, her heirs and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1998, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. This conveyance is made subject to perpetual easement and right to flood as may be necessary as a result of the operation and maintenance of the Cheatham Lock and Dam Project on the Cumberland River, Tennessee, in, over, and upon the easterly 35 feet of premises granted to the United States of America by Mrs. A. R. Gibbons in Book 2149, page 23, Register's Office for Davidson County, Tennessee, with all rights, powers and privileges as set out in said deed.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 13th day of April, 1998.

"GRANTORS"

James W. Hagey

JAMES W. HAGEY, individually and as Executor of the Estate of James Kendrick Head a/k/a Kendrick Head

"GRANTEE"

Johnnie R. Randolph

JOHNNIE R. RANDOLPH

Betty Hagey

BETTY HAGEY

7902 04/24 0101 03CHECK 203.25

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES W. HAGEY and wife, BETTY HAGEY, and JOHNNIE R. RANDOLPH, 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, at office, this the 13th day of April, 1998.

Patsy C. Davidson

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $52,500.00.

Johnnie R. Randolph

Affiant

Sworn to and subscribed before me, this the 13th day of April, 1998.

Patsy C. Davidson

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

042907.7
IDENTIF. & REFERENCE
98 APR 24 AM 9:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10898 PG 637

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 52500.00
CON TX 194.25
PRFEE 1.00
WDEED 8.00
TOTAL 203.25
CHECK 203.25

04/24/98 01 09:44 0001 7902

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0429077
IDENTIF. ↑ REFERENCE
98 APR 24 AM 9:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1284023