BOOK 10901 PG 714

Mail

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

Warranty Deed

3845 04/27 0101 03CHECK 161.00

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
James D. White, Jr., et ux 5364 Lickton Pike Goodlettsville, TN 37072	Same as New Owner	Map 23 Parcel p/o 62.00

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, MINNA WARE WHITE and husband, JAMES D. WHITE a/k/a James D. White, Sr., hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto JAMES D. WHITE, JR. and wife, KIMBERLY I. WHITE, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a certain tract or parcel of land in the 1st Councilmanic District of Davidson County, Tennessee, described according to a survey dated April 14, 1998 by Tommy E. Walker, R.L.S., Tennessee License No. 1465 as follows:

BEGINNING at an existing iron pin, said pin being the most southeasterly corner of the herein described tract and the most southwesterly corner of James D. White (In DB 4163, PG 862 RODCT); thence N 82 deg. 30 min. 00 sec. W, 755.61 feet to an existing iron pin; thence N 07 deg. 09 min. 06 sec. E 303.95 feet to an existing iron pin; thence S 82 deg. 30 min. 00 sec. E 547.59 feet to a set iron pin; thence N 11 deg. 02 min. 36 sec. E 82.53 feet to a set iron pin; thence S 82 deg. 02 min. 23 sec. E 150.96 feet to a set iron pin; thence S 11 deg. 02 min. 36 sec. W 81.32 feet to a set iron pin; thence S 82 deg. 30 min. 00 sec. E 53.09 feet to an existing iron pin; thence S 06 min. 25 sec. 02 min. W 304.00 feet to the point of beginning, containing 5.542 acres, more or less.

BEING parts of the same property conveyed to Minna Ware White and James D. White by deeds of record in Book 4163, page 868, and Book 10763, page 977, Register's Office for Davidson County, Tennessee.

The foregoing description was prepared from a survey dated April 14, 1998, by Tommy E. Walker, Registered Land Surveyor, No. 1465.

This property is unimproved property.

EASEMENT: The GRANTORS further convey to the GRANTEES, their heirs or assigns, a non-exclusive easement ingress and egress and for utilities, 50 feet in width across a portion of that property conveyed to the GRANTORS by deed of record in Book 4163, page 862, Register's Office for Davidson County, Tennessee (Map 23, Parcel 98, Tax Assessor's Office for Davidson County, Tennessee). Said easement being more specifically and particularly described as follows, to-wit:

A 50-foot ingress and egress and private utility easement described as follows:

BEGINNING at a point in the westerly margin of Lickton Pike, said point being the most southeast corner of James D. White (in DB 4163, PG 862 RODCT); thence with said White's southerly line N 71 deg. 25 min. 00 sec. W 357.00 feet to a point; thence N 06 deg. 25 min. 02 sec. E 51.15 feet to a point; thence S 71 deg. 25 min. 00 sec. E 367.43 feet to a point in the westerly margin of Lickton Pike; thence with said margin S 18 deg. 10 min. 58 sec. W 50.00 feet to the point of beginning.

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, the GRANTORS, 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 warrant that the same is unencumbered, except for:

1. 1998 real property taxes, which are a lien but not yet due and payable, and which will be pro-rated between the parties and paid on or before February 1, 1999.

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 unto the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on day and date last acknowledged below.

"GRANTORS"

Minna Ware White
MINNA WARE WHITE

James D. White
JAMES D. WHITE
a/k/a James D. White, Sr.

"GRANTEES"

James D. White Jr.
JAMES D. WHITE, JR.

Kimberly I. White
KIMBERLY I. WHITE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MINNA WARE WHITE and husband, JAMES D. WHITE a/k/a James D. White, Sr., and JAMES D. WHITE, JR. and wife, KIMBERLY I. WHITE, 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 24th day of April, 1998.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 30, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Affiant

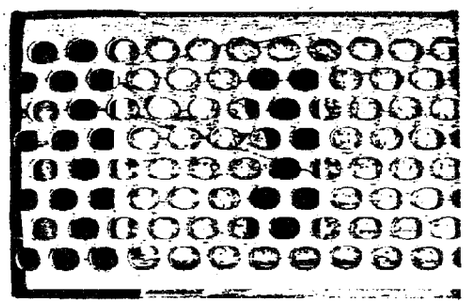
Sworn to and subscribed before me, this the 24th day of April, 1998.

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expiers July 30, 2001

0429952
IDENTIF. ^ REFERENCE

98 APR 27 PM 2:26
FELIX Z. A. A. A. REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

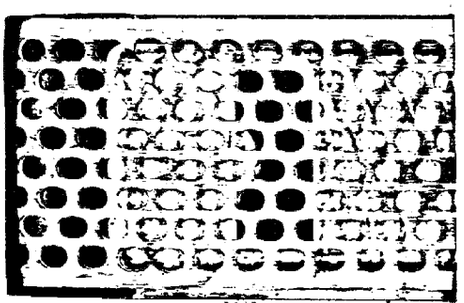
FOR _____

BOOK 10901 PG 717

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	40000.00
			CON TX	148.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	161.00
			CHECK	161.00
04/27/98	01		14:28 0001	8845

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0429952
IDENTIF. # REFERENCE

98 APR 27 PM 2:26
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1284948