1B

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **4th** day of **May, 1998** between PHILLIP E. ARRINGTON, UNMARRIED, GRANTOR, and RAY A. HILL, SR. and MARY A. HILL, HUSBAND AND WIFE, GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, PHILLIP E. ARRINGTON, UNMARRIED, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto RAY A. HILL, SR. and MARY A. HILL, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 5.2 ACRES, WHITES CREEK PIKE, WHITES CREEK, TN 37189.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their heirs, successors and assigns forever. The GRANTOR covenants and agrees with the said GRANTEEs that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds himself/herself/themselves, his/her successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of GRANTOR on the day and year first above written.

BY: _____
PHILLIP E. ARRINGTON Signature of Seller

0435788

RECEIVED FOR REFERENCE

98 MAY -8 PM 1:58

5009 05/08 01:01 03CHECK 173

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, PHILLIP E. ARRINGTON, UNMARRIED, the within named bargainor, 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 my hand, at office, this **4th** day of **May, 1998.**

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

RAY A. HILL, SR. and MARY A. HILL, HUSBAND AND WIFE and
2933 Claymille Blvd.
Nashville, TN 37207

Property Address:

5.2 ACRES, WHITES CREEK PIKE
WHITES CREEK, TN 37189

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 30, PARCEL 144

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$43,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Ray A. Hill Sr.
Affiant

Sworn to and subscribed before me, a Notary Public, this **4th** day of **May, 1998.**

Denise C. Allis
Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

LAND in the 14th Civil District of Davidson County, Tennessee, according to a survey by G. Barry Greer, and more particularly described as follows:

BEGINNING at the westerly margin of Whites Creek Pike and 1,625 feet in a southerly direction from the northeast corner of Newlin Sanford property of record in Book 4536, page 141, and the northwesterly corner of Tract No. 2; thence along Tract No. 2 South 49 deg. 23' West 1,131.7 feet to an iron pin; thence North 42 deg. 30' West 200 feet to an iron pin; thence North 49 deg. 22' East 1,135 feet to the westerly margin of Whites Creek Pike; thence following said margin southeasterly along a curve 105.7 feet to an iron pin; thence continuing along said margin South 41 deg. 55' East 94.3 feet to the point of beginning, containing 5.2 acres, more or less.

BEING the same property conveyed to PHILLIP E. ARRINGTON, UNMARRIED, by Deed from ANDREW W. REGG, JR., of record in Book 9710, page 447, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

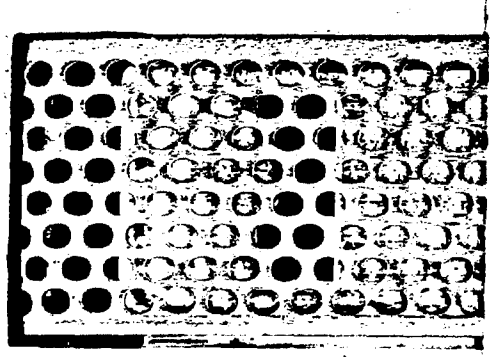
1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 30, PARCEL 144,).

2. Unrecorded easements for roads and utilities, if any.

3. Restrictions set forth in instrument of record in Book 5094, page 412, said Register's Office.

4. Easements for sewer purposes of record in Book 7510, page 112, and in Book 8233, page 1, said Register's Office.

5. Easement for water main, of record in Book 8232, page 964, said Register's Office.



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

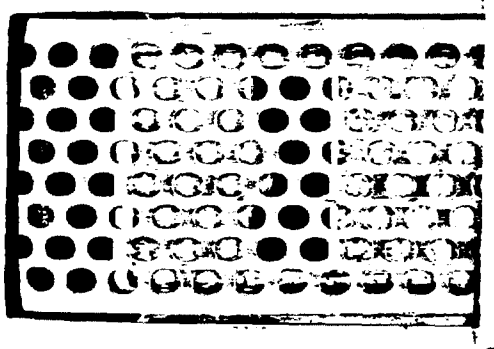
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FOR _____

BOOK 10923 PG 931

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 43500.00
CON TX 160.95
PRFEE 1.00
WDEED 12.00
TOTAL ~~173.95~~
CHECK ~~173.95~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/08/98 01 14:01 0001 5009

0435788
IDENTIF. # REFERENCE
98 MAY -8 PM 1:58
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 1291045