BOOK 10932 PG 676

(1)
BOK 62

This instrument prepared by:
SHERRARD & ROE, PLC
424 Church Street, Suite 2000
Nashville, Tennessee 37219

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Charles and Brenda Garrett 607 North 16th Street Nashville, TN 37206	Same	Map 58/ p/o 9 Tract 5

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, John H. Roe, Jr., as Executor of the Estate of Louise Oakley Hailey, deceased, (hereinafter referred to as the "Grantor"), does hereby, transfer and convey unto Charles Garrett and wife, Brenda Garrett, (hereinafter referred to as the "Grantee"), certain real estate being a tract or parcel of land in the County of Davidson, State of Tennessee (hereinafter referred to as the "Property"), and more particularly described as follows:

See Exhibit "A" attached.

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, and the Grantee's heirs, successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those Permitted Exceptions set forth on Exhibit "B". Excepting only the Permitted Exceptions, Grantor further covenants and binds itself, and its heirs, successors and assigns, to warrant and forever defend the title to the Property to the Grantee and to the Grantee's heirs, successors, and assigns against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantor, has executed this deed on the 11th of May, 1998.

ESTATE OF LOUISE OAKLEY HAILEY,
DECEASED

By: John H. Roe, Jr.
John H. Roe, Jr., Executor

98 MAY 14 PM 4:02
FELIX [illegible] III REGISTER
DAVIDSON COUNTY, TN

0438222
IDENTIF. A REFERENCE

154133.01 0927-0002

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Rita McQuerry a Notary Public in and for the County and State aforesaid, personally appeared John H. Roe, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he is the Executor of the Estate of Louise Oakley Hailey, Deceased, the within named bargainor, and who further acknowledged that he, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the Estate of Louise Oakley Hailey by himself as Executor.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 14 day of May, 1998.

Rita McQuerry
Notary Public

My Commission Expires:
11-25-2000

BOOK 10932 PG 678

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property is $71,000.00 and no other monetary consideration.

Rita M Guerry
AFFIANT

Sworn to and subscribed before me this 14th day of May, 1998.

Kim C. Engelhardt
Notary Public

My Commission Expires:

5/28/2000

Exhibit "A"

Tract 5

A tract of land in the 13th Civil District of Davidson County, Tennessee and being a part of Parcel 94 on Tax Map 58, said tract being more particularly described as follows:

Beginning at a new iron pin on the westerly margin of Homeland Drive, said pin being the common corner of Tracts 4 & 5 and proceeding as follows:

1. With the westerly margin of Homeland Drive around a curve to the left in a southerly direction, said curve having a radius of 1486.92' a distance of 162.0' to an old concrete monument; thence,
2. Continuing with the westerly margin of Homeland Drive south 31 deg. 01' 38" east a distance of 139.71' to an old iron pin; thence, at the northeast corner of the Benton property; thence,
3. With Benton's northerly line south 58 deg.48'38" west a distance of 320.63' to an old iron pin at Benton's northwest corner; thence,
4. With the westerly line of Benton south 49 deg. 12'02" east a distance of 314.08' to an old iron pin at the common corner of Benton and the Harvey property; thence,
5. With Harvey and Stinchfields westerly line south 49 deg. 06' east a distance of 198.31' to an old iron pin; thence,
6. Continuing with Stinchfields westerly line south 48 deg. 46'20" east a distance of 151.40' to an old iron pin in the northerly right-of-way of Briley Parkway; thence
7. With the northerly right-of-way of Briley Parkway the following four calls:
   South 57 deg. 37'04" west a distance of 233.9' to a concrete right-of-way monument; thence,
8. South 72 deg. 58'53" west a distance of 173.19' to a concrete right-of-way monument; thence,
9. South 65 deg. 07'14" west a distance of 176.90' to a concrete right-of-way monument; thence
10. South 19 deg. 51'54" west a distance of 290.41' to a new iron pin; thence,
11. Leaving the northerly margin of Briley Parkway with the easterly line of the Warren property along an old fence line north 43 deg. 23' 45" west a distance of 642.51' to a 30" Oak tree in Soloman and Links southerly line; thence,
12. With Soloman and Links southerly line along an old fence line north 66 deg.16'44" east a distance of 236.14' to a 14" Hickory tree at Soloman and Links southeast corner; thence,
13. With Soloman and Links easterly line along an old fence line north 24 deg.20'28" west a distance of 915.79' to an old iron pin; thence,
14. Continuing with Soloman and Links easterly line and old fence line north 26 deg. 27'51" west a distance of 93.43' to a new iron pin in the centerline of an ingress, egress easement; thence,
15. Leaving Soloman and Links easterly line north 57 deg.20' east a distance of 100.0' to a new iron pin in the centerline of said ingress,egress easement and the common corner of Tracts 1, 2, 3 & 5; thence,
16. With the common line of Tracts 3 & 5 south 24 deg. 30'28" east a distance of 299.57' to a new iron pin at the common corner of Tracts 3, 4 & 5; thence,

17. With the common line of Tracts 4 & 5 south 70 deg. 15' 44" east a distance of 354.15' to a new iron pin at the common corner of Tracts 4 & 5; thence,
18. With the common line of Tracts 4 & 5 north 55 deg. 00' east a distance of 430.0' to the point of beginning containing 17.83 acres +/- as per survey prepared by Turner Engineering Company, 4205 Hillsboro Rd., 207 Hobbs Building, Nashville, Tn 37215, Tn Lic. No. 87, entitled Division of the Hailey Property dated 9-26-97, Job # 982.

Together with certain rights as to ingress and egress as contained in the Declaration of Easement of record in Book 10929, page 412, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Mrs. W. L. Hailey, being one and the same person as Louise Oakley Hailey, by deed from Homeland, Inc. of record in Book 3946, page 623, Register's Office for Davidson County, Tennessee. Title now vests in John H. Roe, Jr., Executor of the Estate of Louise Oakley Hailey, Deceased pursuant to the Last Will and Testament of Louise Oakley Hailey of record in Book 9866, page 234, R. O.D.C.

Exhibit "B"

Permitted Title Exceptions

1. Taxes for 1998 and subsequent years.

2. All matters shown on a survey prepared by Turner Engineering Co. dated 9-26-97.

3. Greenbelt Applications of record in Book 8843, pages 497 and 498, R.O.D.C.

4. Possibly subject to ingress/egress rights contained in a deed to the State of Tennessee of record in Book 8308, page 102, Register's Office for Davidson County, Tennessee.

5. Possibly subject to Judgment regarding Briley Parkway of record in Book 8459, page 840, said Register's Office.

6. Restrictive Covenants of record in Book 10929, page 406, R.O.D.C.

7. Declaration of Easement of record in Book 10929, page 412, R.O.D.C.

7616 05/14 0101 03CHECK 287.70

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

RECEIVED OF _____

FOR _____

BOOK 10932 PG 682

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 71000.00
CON TX 262.70
PRFEE 1.00
WDEED 24.00
TOTAL 287.70
CHECK 287.70

05/14/98 01 16:07 0001 7616

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0438222
IDENTIF. & REFERENCE

MAY 14 PM 4:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1293623