BOOK 10940 PG 810

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 376,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF May, 19 98

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: January 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MADISON TITLE COMPANY, 101 SHEPHERD HILLS DRIVE, MADISON, TENNESSEE 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JACK W. GARRISON (NAME)	UNION PLANTERS BANK (NAME)	MAP 34.9
5.3 ACRES (ADDRESS)	112 LONGHOLLOW PIKE (ADDRESS)	PARCELS 112,136,
NASHVILLE, TENNESSEE (CITY) (STATE) (ZIP)	GOODLETTSVILLE, TENNESSEE 37072 (CITY) (STATE) (ZIP)	135,123

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JAMES R. MCKINNEY ESTATE AND MELISSIE EARLENE CONRAD BUSH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JACK W. GARRISON AND WIFE, LINDA K. GARRISON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lots 24, 25, 26, 32, 33, 34, & 35, Block "F" on the Plan of Edenwold City, as of record in Book 421, page 123, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to E. B. Smith, Jr. by deed of record in Book 7377, page 762, Register's Office for Davidson County, Tennessee.

ALSO:
Land located in the 11th Councilmatic District and described according to a survey made May 8, 1968, by Braden D. Hinson, Engineer.

Beginning at an iron pin in the southerly side of Tennyson Avenue; thence, 57 degrees 48' E 70.5 feet to a stake; thence N 70 degrees 27' E 536.2 feet to a monument; thence S 27 degrees 3' E 92.4 feet to a monument; thence N 66 degrees 29' E 390.5 feet to a monument; thence N 61 degrees 40' E 223.1 feet to an iron pin; thence S 63 degrees 20' W 170.7 feet to an iron pin; thence S 7 degrees 53' W 50.5 feet to an iron pin; thence S 79 degrees 27' W 325.6 feet to a stake; thence S 62 degrees 39' W 16.0 feet to a stake; thence S 79 degrees 0' W 110.3 feet to a stake; thence S 76 degrees 37' W 480.6 feet to the point of beginning.

CONTINUED

unimproved ( )
This is improved (X) property, known as 5.3 ACRES, NASHVILLE, TENNESSEE (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

0169 05/21 0101 03CHECK 1412.20

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 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 the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand S this 11th day of May, 19 98

J. R. McKinney Estate By [signature] executor
JAMES R. MCKINNEY ESTATE

Melissie Earlene Conrad Bush
MELISSIE EARLENE CONRAD BUSH

BOOK 10940 PG 811

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES R. MCKINNEY ESTATE AND MELISSIE EARLENE CONRAD BUSH

the bargainor ____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at MADISON, Tennessee, this 11th day of May, 19 98

Commission expires January 27, 2001

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

Being the same property conveyed to E. B. Smith, Jr. by deed from James R. McKinney and Melissie Earlene Conrad Bushg of record in Book 7377, page 762, Register's Office for Davidson County, Tennessee.

ALSO:
Land in Davdison County, Tennessee, being Lots 36, 37, 38, 39, 40 & 41, Block "F", Edenwold City, as of record in Book 421, page 123, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to E. B. Smith, Jr. by deed of record in Book 7377, page 762, Register's Office for Davidson County, Tennessee.

ALSO:
Land in Davidson County, Tennessee, being Lots No. 42, 43 and 44 of Block "F" being in the Plan of Edenwold City, as of record in Book 421, page 123, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to E. B. Smith, Jr. by deed of record in Book 7377, page 763, Register's Office for Davidson County, Tennessee.

ALSO:
Land in Davidson County, Tennessee, being Lots No. 38 and 39, Block "B" on the Plan of Edenwold City, as of record in Book 421, page 123, Register's Office for Davidson County, Tennessee. Both lots front 25 feet each and have a depth of 110 feet.

Being the same property conveyed to E. B. Smith, Jr. by deed of record in Book 7377, page 769, Register's Office for Davidson County, Tennessee.

ALSO:
Land in Davidson County, Tennessee, being Lots 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 47, 48, 49, 50, 53, 54, 55, 56, 57 & 58, Block "E", Edenwold City, as of record in Book 421, page 123, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to E. B. Smith, Jr. by deed of record in Book 7377, page 783, Register's Office for Davidson County, Tennessee.

ALSO:
Land in Davidson County, Tennessee, being Lots No. 51 and 52, Block "E" on the Plan of Edenwold City, as of record in Book 421, page 123, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to E. B. Smith, Jr. by deed of record in Book 7377, page 783, Register's Office for Davidson County, Tennessee.

ALSO:
Land in Davidson County, Tennessee, being Lot No. 46 in Block "E" on the Plan of Edenwold City, as of record in Book 421, page 123, Register's Office for Davidson County, Tennessee. Said Lot No. 46 fronts 25 feet on Tennyson and runs back between parallel lines 110 feet to a dead line.

LEGAL DESCRIPTION CONTINUATION

Being the same property conveyed to E. B. Smith, Jr. by deed of record in Book 7377, page 783, Register's Office for Davidson County, Tennessee.

ALSO:
Land in Davidson County, Tennessee, being Lots 11, 12, 13, 14, 17, 18, 19, 20, 21, 22, 25, 26, 27 & 28, Block "H" on the Plan of Edenwold City, as of record in Book 421, page 123, Register's Office for Davidson County, Tennessee and Lot No. 23, Block "H" on the Plan of Edenwold City, as of record in Book 421, page 123, said Register's Office. Said Lot NO. 23 runs 25 feet on the south side of Tennyson Avenue and runs back between lines 122 1/2 feet on one side line and 119 feet on the other side line; and Lot No. 24 in Block "H" on the Plan of Edenwold City, as of record in Book 421, page 123, said Register's Office. Said Lot No. 24 fronts 25 feet on Tennyson and runs back between parallel lines 119 feet to a dead line.

Being the same property conveyed to E. B. Smith, Jr. by deed of record in Book 7377, page 790, Register's Office for Davidson County, Tennessee.

ALSO:
Land in Davidson County, Tennessee, being Lot No. 29, Block "H" on the Plan of Edenwold City, as of record in Book 421, page 123, Register's Office for Davidson County, Tennessee. Said lot fronts 27 feet on Tennyson Avenue and goes 70 feet and has an irregular rear measurement to which the exact irregular measurement reference is hereby made to the Edenwold City Subdivision in BOok 421, page 123, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to E. B. Smith, Jr. by deed of record in Book 7377, page 791, Register's Office for Davidson County, Tennessee.

ALSO:
Land in Davidson County, Tennessee, being Lots No. 30 and 31, Block "H" of the Edenwold City Plan of record in Book 421, page 123, Register's Office for Davidson County, Tennessee. Said Lot No. 30 fronts 25 feet on the south side of Tennyson Avenue and extends back between parallel lines 65 feet on the west side and 53 1/2 feet onthe east side to the line of the Edenwold City Subdivision. Said Lot No. 31 fronts 25 feet on the south side of Tennyson Avenue and extends back between parallel lines 60 feet on the west side and 53 1/2 feet on the east side to the line of Edenwold City Subdivision.

Being the same property conveyed to E. B. Smith, Jr. by deed of record in Book 7377, page 791, Register's Office for Davidson County, Tennessee.

ALSO:
Land in Davidson County, Tennessee, being Lots No. 32, 33 & 34, Block "H" on the Plan of Edenwold City as of record in Book 421, page 123, Register's Office for Davidson County, Tennessee.

Said Lot No. 32 fronts 25 feet on the south side of Tennyson Avenue and runs back 53 1/2 feet on the west side and 49 feet on the east side.

Said Lot NO. 33 fronts 25 feet on the south side of Tennyson Avenue and runs

LEGAL DESCRIPTION CONTINUATION

back 49 feet on the west side and 43 feet on the east side.

Said Lot No. 34 fronts 25 feet on the south side of Tennyson Avenue and runs back 43 feet on the west side and 35 1/2 feet on the east side. All lots run back to a dead line to the rear.

Being the same property conveyed to E. B. Smith, Jr. by deed of record in Book 7377, page 792, Register's Office for Davidson County, Tennessee.

ALSO:
Land in Davidson County, Tennessee, being Lots No. 35, 36 & 37, Block "H" on the Plan of Edenwold City, as of record in Book 421, page 123, Register's Office for Davidson County, Tennessee.

Said Lot No. 37 being a right triangle in shape, beginning at a point on Tennyson Avenue being the dividing line between Lots No. 36 and 37, tehcne along the south side of Tennyson Avenue 117 feet to the intersection of Tennyson Avenue with the south line of Edenwold City Subdivision, thence in a southerly direction 120 feet to a line between Lots No. 36 and 37, thence northwardly 26 1/2 feet to the point of beginning.

Being the same property conveyed to E. B. Smith, Jr. by deed of record in Book 7377, page 792, Register's Office for Davidson County, Tennessee.

0440613
RECEIVED FOR REFERENCE
98 MAY 21 AM 10:15
REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 10940 PG 815

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 376000.00
CON TX 1391.20
PRFEE 1.00
WDEED 20.00
TOTAL 1412.20
CHECK 1412.20

05/21/98 01 10:16 0001 0169

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

044063
IDENTIFICATION REFERENCE
98 MAY 21 AM 10:15
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1296146