57

This instrument prepared by:
Hugh W. Entrekin
21st Floor, First American Center
Nashville, Tennessee 37238-0091

BOOK 10954 PG 305

WARRANTY DEED

Address New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Alan Russell LeQuire Andree Akers LeQuire 1222 4th Avenue North Nashville, TN 37208	SAME	Map 100 Portion of Parcel 13

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

James Allen DeMoss (the "Grantor"), does hereby bargain, sell, transfer and convey unto Alan Russell LeQuire and Andree Akers LeQuire, (the "Grantee") their heirs, representatives and assigns, all his right title and interest in and to property located in Davidson County, Tennessee, described on Exhibit A attached hereto.

Being the same property conveyed to James Allen DeMoss by deed from Clarence Allen DeMoss and wife Mary Stephens DeMoss of record in Book 7819, page 586 subject to a life estate retained by said Grantors. The said Clarence Allen DeMoss and Mary Stephens DeMoss having since died.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Alan Russell LeQuire and Andree Akers LeQuire, their heirs, representatives and assigns, forever.

AND James Allen DeMoss does covenant with the said Alan Russell LeQuire and Andree Akers LeQuire that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for (i) current years taxes which are being prorated and assumed by Grantee, (ii) Greenbelt assessment notice of record in Book 8861, page 988, said Register's Office, and (iii) Road Maintenance Agreement of record in Book 6541, page 645, said Register's Office.

AND James Allen DeMoss does further covenant and bind himself, his successors and assigns to warrant and forever defend the title to said land to the said Alan Russell LeQuire and Andree Akers LeQuire, their heirs, representatives and assigns against the lawful claims of all persons whomsoever other than matters to which the conveyance is made subject.

Zora F. DeMoss, wife of James Allen DeMoss joins in this conveyance for the sole purpose of quitclaiming any and all interest she may have in the subject property.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 1st day of June, 1998.

James Allen DeMoss

Zora F. DeMoss

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public of this county, James Allen DeMoss and wife Zora F. DeMoss, the within named bargainors , 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 1st day of June, 1998.

Patty J. Welch
NOTARY PUBLIC

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9/29/2001

My Commission Expires SEPT. 29, 2001

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater for this transfer is $263,850.00.

AFFIANT

Patty J. Welch
NOTARY PUBLIC

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9/29/2001

My Commission Expires SEPT. 29, 2001

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IDENTIFICATION REFERENCE

DeMoss to LeQuire

BEING a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee located on the westerly margin of Indian Creek Road being a portion of the property conveyed to James Allen DeMoss of record in Deed Book 7819, page 586, R.O.D.C. and being more particularly described as follows:

BEGINNING at a point in the westerly margin of Indian Creek Road, said point being the southeast corner of the property conveyed to James Allen DeMoss of record in Deed Book 4941, page 264, R.O.D.C. and a northeasterly corner of herein described tract;

Thence, with the westerly margin of Indian Creek Road S56 degrees 03'24" W, 128.52 to a point;

Thence, leaving said margin and severing DeMoss property the following calls:

N36 degrees 32'31"W, 548.78 feet to a point,
S78 degrees 10'01"W, 162.23 feet to a 6" Hackberry,
S78 degrees 30'25"W, 333.81 feet to a 12" Walnut,
N87 degrees 13'56"W, 276.97 feet to a 12" Elm,
N77 degrees 15'47"W, 114.45 feet to a 30" Maple,
N85 degrees 34'33"W, 412.34 feet to an iron pin,
N54 degrees 15'54"W, 236.10 feet to iron pin,
N45 degrees 45'56"W, 156.98 feet to an iron pin,
N15 degrees 07'45"W, 205.34 feet to an iron pin,
N79 degrees 39'24"W, 112.37 feet to an iron pin,
N82 degrees 08'59"W, 127.09 feet to an iron pin,
N73 degrees 57'21"W, 197.07 feet to an iron pin,
N66 degrees 44'32"W, 201.46 feet to an iron pin,
N65 degrees 06'55"W, 250.09 feet to a point in the east line of H.E. Collins,
Trustee of record in Deed Book 4796, page 948, R.O.D.C.;

Thence, with the east line of said Collins the following calls:

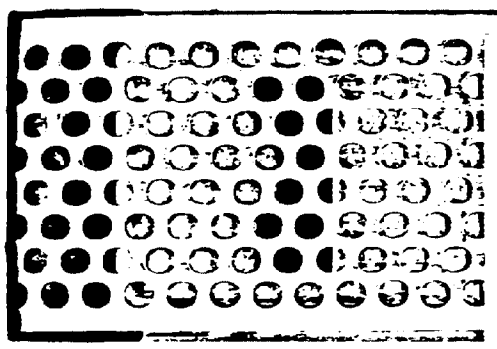
N21 degrees 13'56"E, 128.92 feet to a point,
N06 degrees 28'56"E, 177.38 feet to a point,
N01 degrees 01'04"W, 160.05 feet to a point,
N14 degrees 28'56"E, 74.25 feet to a point at the southwest corner of LeQuire property of record in Deed Book 9455, page 876, R.O.D.C.;

Thence, with the southerly line of said LeQuire the following calls:

S89 degrees 18'51"E, 529.85 feet to a stump,
N74 degrees 02'16"E, 323.27 feet to a 15" maple,
S80 degrees 19'24"E, 235.79 feet to a point,
S71 degrees 00'55"E, 272.28 feet to a 1" pipe,
S48 degrees 55'26"E, 229.63 feet an iron pin,
S63 degrees 08'37"E, 302.29 feet to a 14" maple,
S54 degrees 03'08"E, 599.63 feet to an iron pin,
S48 degrees 19'47"E, 519.30 feet to a post at the northwest corner of aforementioned James Allen DeMoss;

Thence, with DeMoss, S51 degrees 45'06"W, 181.08 feet to an angle iron,

Thence, S36 degrees 08'48"E, 554.86 feet to the point of beginning, containing 2,298,470 square feet or 52.77 acres, more or less.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

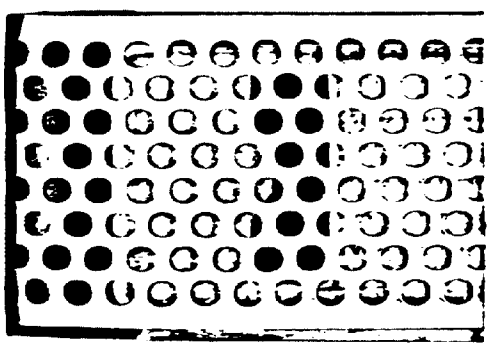
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 263850.00
CON TX 976.24
PRFEE 1.00
WDEED 12.00
TOTAL 989.24
CHECK 989.24

06/01/98 01 14:15 0001 3878



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0444098
IDENTIF. & REFERENCE
98 JUN -1 PM 2:13
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1299817