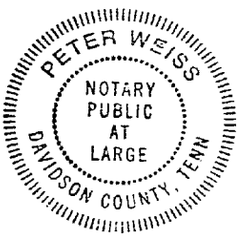
BOOK 10982 PG 416

File in Box No. 19 B

WARRANTY DEED



STATE OF TENNESSEE #98-5-65-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May 19 98

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CARL E. GUYE, JR. (NAME)	"NEW OWNERS" (NAME)	MAP 126
9022 HIGHWAY 70 (ADDRESS)	(ADDRESS)	PARCELS 088,
PEGRAM, TN 37143 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	089 & 090

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, MARK CALAWAY AND WIFE, JODI CALAWAY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CARL E. GUYE, JR. AND WIFE, C. DENISE GUYE

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

LAND in the 12th Civil District of Cheatham County, Tennessee, and in the 8th Civil District of Davidson County, Tennessee, being more particularly described according to a survey of Bobby D. Christy, R.L.S., No. 1033, dated February 27, 1995.

BEGINNING at an existing iron rod in the North right-of-way line of U.S. Highway No. 70 at Arthur Asbury's southeast corner; thence, along Asbury's East boundary line North 53 degrees 54 minutes 55 seconds West, 356.37 feet to an existing iron rod at Phillip G. Dean's southeast corner; thence, along Dean's East boundary line North 30 degrees 56 minutes 30 seconds East, 158.78 feet to an existing iron rod at Harold F. Bugg's southeast corner; thence, along Bugg's East boundary line North 03 degrees 35 minutes 55 seconds West, 257.93 feet to an existing iron rod at R. Edward Jones' southeast corner; thence, along Jones' East bounday line to points as follows: North 12 degrees 24 minutes 15 seconds East, 132.56 feet to an existing iron rod; North 47 degrees 41 minutes 55 seconds East, 150.05 feet to an existing iron rod; thence, leaving Bugg's boundary line South 30 degrees 01 minute 05 seconds East, 648.72 feet to an iron rod set in the North right-of-way line of U.S. Highway No. 70 at a point on curve of a curve to the left having a radius of 1105.52 feet, said point being 30 feet from the center line of said highway;

CONTINUED

unimproved (X)
This is improved ( ) property, known as Highway 70, South, Pegram, TN 37143
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 29th day of May 1998

Mark Calaway By Wilbur D. Warman
MARK CALAWAY, By: Wilbur D. Warman, Attorney-in-Fact

Jodi Calaway By Wilbur D. Warman
JODI CALAWAY, by: Wilbur D. Warman, Attorney-in-Fact

DCTN01WC

BOOK 10962 PG 417

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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 _____ _____, Tennessee, this _____ day of _____19_____ .

Commission expires _____ _____
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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29th day of May, 1998, before me personally appeared WILBUR D. WARMAN, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of MARK WILLIAM CALAWAY AND WIFE, JODI LYNN CALAWAY, and acknowledged that he executed the same as the free act and deed of the said MARK WILLIAM CALAWAY AND WIFE, JODI LYNN CALAWAY.

My Commission Expires: 7/24/99

Peter Weiss
Notary Public

XXX

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

CHEATHAM COUNTY, STATE OF TENNESSEE
I, Dot Dowlen, Register of Deeds, do certify this instrument was received at 8:00 o'clock A.m., on 6-1 1998 entered in Note Book R Page 48 entered in Book No. 445 Page 212
Amounts paid under receipt No. 49035
STATE TAX DEED $ 222.00
STATE TAX MTGS $ _____
PROBATE FEE $ 1.00
RECORDING FEE $ 12.00
TOTAL $ 235.00
Dot Dowlen REGISTER

DCTN01WC

LEGAL DESCRIPTION CONTINUATION

thence, along the North right-of-way line of said highway 221.74 feet along the arc of the curve, the long chord of which bears South 46 degrees 21 minutes 20 seconds West, 221.37 feet to an iron rod set at point of tangency; thence, continuing along the North right-of-way line of said highway to points as follows: South 40 degrees 36 minutes 35 seconds West, 234.91 feet to an existing iron rod; North 49 degrees 39 minutes 10 seconds West, 9.85 feet to an iron rod set; South 40 degrees 45 minutes 50 seconds West, 8.00 feet to the point of BEGINNING.

BEING the same property conveyed to Mark Calaway and wife, Jodi Calaway, by Deed from Lawrence M. Deal and wife, Georgia P. deal, of record in Book 390, Page 665, Register's Office for Cheatham County, Tennessee, and of record in Book 10081. Page 989, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of Mark William Calaway and wife, Jodi Lynn Calaway pursuant to a Power of Attorney executed by same on the 27th day of May, 1998, and being filed for record simultaneously herewith.

Mark William Calaway being one and the same person as Mark Calaway, and Jodi Calaway being one and the same person as Jodi Lynn Calaway.

04461.70
IDENTIF. & REFERENCE
98 JUN -4 AM 10:52
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.
6009 06/04 01:01 03CHECK 12.00