BOOK 10989 PG 73 40-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 18000.00

Bobby R. Liles
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 600, 200 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby R. Liles (NAME)	New Owner (NAME)	Map 2
1645 Springfield Hwy (ADDRESS)	(ADDRESS)	Parcel 4
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, John Frederick and wife, Martha Frederick

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bobby R. Liles, Goodlettsville, TN 37070

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:

SEE ATTACHED EXHIBIT A

4686 06/23 0101 03CHECK 79.60

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

98 JUN 23 PM 3:51

045143
IDENTIFICATION REFERENCE

unimproved ( )
This is improved ( ) property, known as Old Buck Hill Road, Goodlettsville, TN 37072
(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 16th day of June 19 98

John Frederick

Martha Frederick

Martha Frederick

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 John Frederick and wife, Martha Frederick

the bargainor S, 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 and official seal at Nashville, Tennessee, this 16 day of June 19 98.

Commission expires 9/18/99

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

EXHIBIT A

Certain real property situate in the 10th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

BEGINNING at a point in the westerly margin of Old Buck Hill Road with a fence post pointer on the West side of said road, said point being the Southeast corner of Clarence H. McCumber, et ux, appearing of record in Deed Book 5444, page 371, in the Register's Office for Davidson County, Tennessee, being shown as the Northeast corner on Map 2, Parc. 4 in the T.A.O.D.C.T., and continuing as follows: thence with the margin of said road, South 28 deg. 40 min. 04 sec. West, 56.68 feet; thence South 32 deg. 19 min. 47 sec. West, 54.96 feet; thence South 51 deg. 15 min. 31 sec. West, 31.42 feet; thence South 69 deg. 01 min. 27 sec. West, 44.83 feet; thence South 72 deg. 12 min. 49 sec. West, 33.15 feet, thence South 57 deg. 26 min. 13 sec. West, 22.16 feet to a point in said margin of road being the most South Southeast corner of this tract or land in John W. Frederick, et ux, Easterly line, appearing of record in Deed Book 8184, page 901, in the Register's Office for Davidson County, Tennessee; thence with the line of said Frederick North 1 deg. 50 min. 40 sec. East, 9.49 feet to a point being the Northeast corner of said Frederick; thence North 88 deg. 09 min. 20 sec. West, 200.97 feet to a point being the Southwest corner of this tract of land in said Frederick Northerly line and a corner to Diana H. Brubaker, et al, appearing of record in Deed Book 9127, page 68, Register's Office aforesaid; thence with the line of said Brubaker North 40 deg. 30 min. 28 sec. East, 324.73 feet to an iron fence post being the Northwest corner of this tract of land and being a corner to said Brubaker in said McCumber Southerly line; thence with the line of said McCumber South 56 deg. 13 min. 24 sec. East, 195.89 feet to the point of beginning, containing 1.19 acres, more or less, as surveyed by John D. Sprouse, License No. 957, whose address is 500 Eagle Trail, Springfield, Tennessee, 37172, dated June 24, 1996.

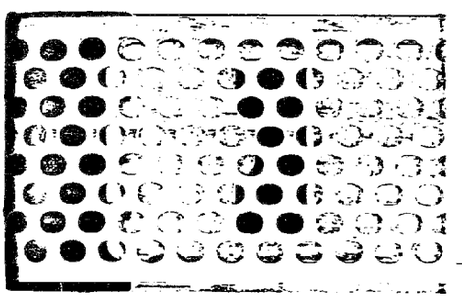
Being the same property conveyed to John Frederick and wife, Martha Frederick by deed from Peggy June Moss and husband, Billy Joe Moss, of record in Book 10411, page 710, Register's Office for said County.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10989 PG 76

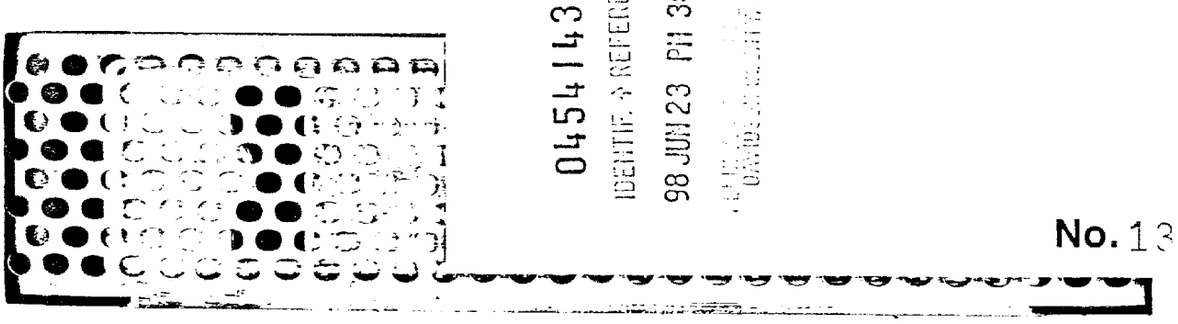
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 18000.00
CON TX 66.60
PRFEE 1.00
WDEED 12.00
TOTAL 79.60
CHECK 79.60

06/23/98 01 15:51 0001 4686

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0454143

IDENTIF. & REFERENCE

98 JUN 23 PM 3:51

No. 1310505