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THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Dawn Ayers Waynick 2866 Ivy Point Road Goodlettsville, TN 37072	Same as New Owner	Map 10 Parcel p/o 72

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JERRY LEE AYERS and wife, JUDY D. AYERS, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto DAWN AYERS WAYNICK, a single woman, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the 1st Councilmanic District of Davidson County, Tennessee described according to a survey dated November 6, 1996 by Tommy E. Walker, Registered Land Surveyor, License No. 1465 (Drawing No. 110696) as follows:

Beginning at an iron pin in the easterly line of the property conveyed to Charles Field by deed of record in Book 8223, page 744, Register's Office for Davidson County, Tennessee, said point of beginning being described, as follows, from the northerly margin of Ivy Point Road along the northeast lines of the property conveyed to Jerry Lee Ayers and wife, Judy D. Ayers, of record in Book 6451, page 346, Register's Office for Davidson County, Tennessee, North 81 deg. 00' 00" East 206.00 feet to a point; thence, North 48 deg. 00' 00" East 100.00 feet to a point; thence, North 46 deg. 30' 00" East 90.00 feet to a point; thence, North 61 deg. 00' 00" East 58.00 feet to a point; thence, North 61 deg. 45' 00" East 104.00 feet to a point; thence, North 42 deg. 30' 00" East 50.00 feet to a point; thence, North 35 deg. 15' 00" East 81.00 feet to a point; thence, North 20 deg. 45' 00" East 182.00 feet to a set iron pin marking the point of beginning of this tract; thence from said point of beginning, North 28 deg. 18' 44" West 276.70 feet to an iron pin; thence, North 13 deg. 06' 37" West 568.49 feet to an iron pin; thence, South 82 deg. 00' 00" East 531.46 feet to an iron pin; thence, North 51 deg. 50' 00" East 67.81 feet to a C.L. Hollow; thence, South 03 deg. 03' 50" West and with the westerly line of the property conveyed to Charles Field of record in Book 8223, page 744, Register's Office for Davidson County, Tennessee, 538.14 feet to an iron pin; thence, South 59 deg. 00' 00" West 192.00 feet to an iron pin; thence, South 44 deg. 00' 00" West 98.00 feet to an iron pin; thence, South 50 deg. 00' 00" West 54.00 feet to an iron pin; thence, South 35 deg. 00' 00" West 29.00 feet to the point of beginning and containing 7.00 acres, more or less.

Being the same property conveyed to Jerry Lee Ayers and wife, Judy D. Ayers, by deed of record in Book 6451, page 346, Register's Office for Davidson County, Tennessee.

The mailing address for said property is 2866 Ivy Point Road, Goodlettsville, TN 37072.

The foregoing property description was prepared from a survey dated November 6, 1996 by Tommy E. Walker, Registered Land Surveyor, License No. 1465.

EASEMENT:

The Grantors further convey to the Grantee, her heirs, personal representatives or assigns, a non-exclusive easement for ingress and egress and for private utilities, 50 feet in width from Ivy Point Road to the 7.00 acre tract, hereinabove described, said easement being further described as follows:

An easement 50 feet in width extending northwest of and parallel with the southeast property line of the property conveyed to Jerry Lee Ayers and wife, Judy D. Ayers, of record in Book 6451, page 346, Register's Office for Davidson County, Tennessee, said property line being described as follows: North 81 deg. 00' 00" East 206.00 feet to a point; thence, North 48 deg. 00' 00" East 100.00 feet to a point; thence, North 46 deg. 30' 00" East 90.00 feet to a point; thence, North 61 deg. 00' 00" East 58.00 feet to a point; thence, North 61 deg. 45' 00" East 104.00 feet to a point; thence, North 42 deg. 30' 00" East 50.00 feet to a point; thence, North 35 deg. 15' 00" East 81.00 feet to a point; thence, North 20 deg. 45' 00" East 182.00 feet to a set iron pin, marking the point of beginning of the 7.00 acre tract, as hereinabove described.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except for:

1. 1998 State and County real property taxes, which are a lien but not yet due and payable, and which will be prorated between the parties when the tax bills are received and paid by the GRANTORS.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on day and date last acknowledged below.

"GRANTORS"

98 JUN 30 AM 10:20

0456801

IDENTIFICATION REFERENCE

JERRY LEE AYERS

JUDY D. AYERS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRY LEE AYERS and wife, JUDY D. AYERS, 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 the 23 day of June, 1998.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
My Comm. Expires Aug. 29, 2001

521 06/30 0101 03CHECK

87-C

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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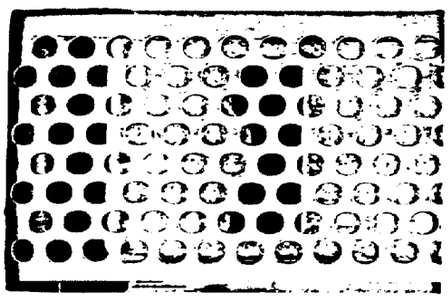
The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

Jerry Lee Ayers
Affiant

Sworn to and subscribed before me, this the 23 day of June, 1998.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
My Comm. Expires Aug. 29, 2001



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

RECEIVED OF _____

FOR _____

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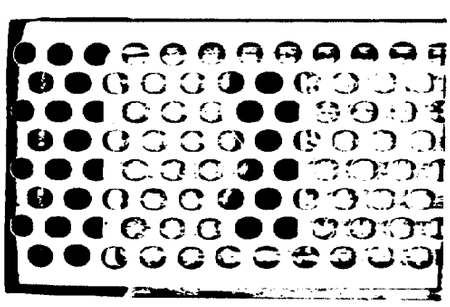
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 20000.00
CON TX 74.00
PRFEE 1.00
WDEED 12.00
TOTAL 87.00
CHECK 87.00

06/30/98 01 10:20 0001 7521

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0456801
IDENTIF. # REFERENCE

98 JUN 30 AM 10:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1313311