Record and Return to:
Box 35

BOOK 11001 PAGE 731

WARRANTY DEED

File No: 00287465

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gregory Donohoo	Same	Map 154-0
[NAME]	[NAME]	
4609 Sandy Creek Road		Parcel 32
[STREET ADDRESS OR ROUTE NUMBER]	[STREET ADDRESS]	
Nashville, Tn. 37221		
[CITY] [STATE] [ZIP]	[CITY] [STATE] [ZIP]	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------($10.00) Dollars, cash in hand paid by Grantee(s) and other good and valuable consideration accepted as cash the receipt and sufficiency of which are hereby acknowledged.

Michael S. Higgins and wife, Jennifer A. Pietenpol

have this day bargained and sold, and do hereby transfer and convey unto the said Gregory Donohoo and wife, Teresa S. Donohoo

the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

3493 07/01 0101 03CHECK 233.30

STATE OF Tennessee } The actual consideration or value which ever is greater,
COUNTY OF Williamson } for this transfer is $ 59,000.00

Subscribed and sworn to before me, this the 30TH day of

, 19 98

Affiant

Notary Public Linda V. Jones

My Commission Expires: 09/08/01 [Affix Seal]

LINDA V. JONES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires SEPT. 8, 2001

This is improved (X) unimproved ( ) property known as Griffith Road (5.3 Acres), Nashville

[House Number] [Street] [P.O. Address] [City or Town]

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenants that we are lawfully seized and possessed of real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, out heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 30TH day of JUNE, 19 98, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Michael S. Higgins ~~by Jennifer A. Pietenpol, his Attorney-in-Fact~~

Jennifer A. Pietenpol

STATE OF Tennessee
COUNTY OF Williamson

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Personally appeared before me Linda V. Jones, a Notary Public in and for said County and State Michael S. Higgins and wife, Jennifer A. Pietenpol

the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Witness my hand and official seal at Williamson COUNTY, Tennessee, this 30th day of JUNE, 19 98.

Linda V. Jones Notary Public

My Commission Expires SEPT. 8, 2001
Commission expires 09/08/01

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jennifer A. Pietenpol to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Michael S. Higgins and who acknowledged that she executed the same as the free act and deed of said Michael S. Higgins.

Witness my hand, at Brentwood, Tennessee, this 30th day of June 1998.

Notary Public

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH B. PITT, JR., ATTORNEY
414 UNION STREET, SUITE 1800
NASHVILLE, TN 37219

WARRANTY DEED

FROM

_____

TO

_____

_____

Compliments of
Chicago Title Insurance Company
First Floor - First American Center
Phone 225-4631
NASHVILLE, TENNESSEE 37238

0457726

RECEIVED FOR RECORD & REFERENCE

98 JUL -1 PM 2:39

DAVIDSON COUNTY, TN.

TRACT I

EXHIBIT "A"

Being a tract of land shown on property map 154, Assessor's Office, Lot 4 of the Poplar Creek and Highland Subdivision, bounded in general by Griffith Road on the west; Lot 2 of the Poplar Creek Highland Subdivision on the north; Rachel Riner, a 0.42 acre tract, and J.T. Stibor on the east; and a 5.04 acre tract on the south, more particularly described as follows:

Beginning at an iron pin in the east margin of Griffith Road, said pin being located in the south line of Lot 2 of the Poplar Creek Highland Subdivision (Parcel 133); thence leaving said margin and with the south line of Lot 2 North 59 degrees 16 minutes 59 seconds East 269.75 feet to an iron pin in the west line of Rachel Riner; thence leaving said subdivision and with Riner South 39 degrees 29 minutes 47 seconds East 160.32 feet to a 4" sassafras; thence leaving said Riner and with the west and south lines of a 0.42 acre tract South 39 degrees 14 minutes 03 seconds West 50.14 feet to an iron pin; thence South 37 degrees 34 minutes 49 seconds East 97.41 feet to an iron pin; thence South 49 degrees 14 minutes 02 seconds East 453.28 feet to an existing iron pin, J.T. Stibor's southwest corner; thence with Stibor South 41 degrees 02 minutes 17 seconds East 48.73 feet to an iron pin, a north corner of a 5.04 acre tract; thence leaving Stibor and with the north line of said 5.04 acre tract North 82 degrees 06 minutes 45 seconds West 271.33 feet to an iron pin; thence South 80 degrees 28 minutes 34 seconds West, passing a witness iron pin at 408.28 feet, in all 433.37 feet to a point in the center of Griffith Road; thence with the centerline of said road North 04 degrees 37 minutes 03 seconds West passing a PK nail at 102.32 feet, in all 185.29 feet to a point; thence with a curve to the left having the following characteristics: delta = 10 degrees 51 minutes 19 seconds; radius = 1456.16 feet; length = 275.89 feet; tangent = 138.36 feet; chord = North 10 degrees 02 minutes 43 seconds East 275.47 feet to a point, a south corner of Lot 2 of Poplar Creek Highland Subdivision; thence leaving said road and with the south line of Lot 2 North 59 degrees 16 minutes 59 seconds East 25.90 feet to the point of beginning, containing 5.27 acres, more or less, according to a survey by Randolph L. Chapdelaine, dated 5/12/86 and revised 9/15/86.

INCLUDED in the above described land but specifically EXCLUDED therefrom is the following described land, conveyed to P. Michael Richardson and wife, Karen S. Richardson, by deed from Helen M. Neal, of record in Book 9830, page 300, Register's Office for Davidson County, Tennessee:

A parcel of land located in Metropolitan Nashville-Davidson County, Tennessee, a portion of the Helen M. Neal property as recorded in Deed Book 7284, page 858, said portion lying adjacent to the P. Michael Richardson 5.04 acre tract as recorded in Deed Book 8736, page 282, and being more particularly described as follows:

Beginning at an iron rod on the southeasterly corner of Neal on the northerly line of Richardson and on the westerly line of Riner as recorded in Deed Book 150, page 105; thence, along the northerly line of Richardson North 82 degrees 06 minutes 45 seconds West 271.33 feet to an iron rod in a hollow at his original corner with Neal; thence, along a new division line severing the Neal property North 55 degrees 00 minutes 00 seconds East passing through a utility pole on the north side of the driveway, in all 159.13 feet to an iron rod on Neal's easterly boundary line; thence, along said boundary South 49 degrees 14 minutes 02 seconds East 140.50 feet; South 41 degrees 02 minutes 17 seconds East 48.73 feet to the beginning, containing 0.34 acre, more or less, according to a survey by Boyd B. Gibbs, RLS #1598, 106 South Public Square, Centerville, Tennessee, dated 8-10-95.

Being part of the same property conveyed to Michael S. Higgins and Jennifer Pientenpol, both married, by deed from Helen M. Neal, a widow, of record in Book 9897, page 140, Register's Office for Davidson County, Tennessee.

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	59000.00
CON TX	218.30
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	233.30
CHECK	233.30

07/01/98 01 14:39 0001 8498

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0457726
IDENTIF. # REFERENCE
98 JUL -1 PM 2:39
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No.1314278