[ADDRESS NEW OWNER:	] SEND TAX BILL TO:	] MAP-PARCEL NOS.]
[	]	]]
[Ralph H. Short	] Columbia National Incorporated	] MAP and PARCEL]
[Audrey J. Short	] Attn: Tax Dept.	]]
[1283 Campbell Road	] P.O. Box 3050	] 33 46]
[Goodlettsville, TN 37072	] Columbia, MD 21045-6050	]]

[This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law]
[P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)]

WARRANTY DEED

BOOK 11021 PAGE 353

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Roy M. Maines, Jr., married, and Roy M. Maines, Sr., unmarried, (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto Ralph H. Short and Audrey J. Short, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, situated on the south side of Campbell County Road, beginning at a point on margin of said Road, Joseph Birdwell's (formerly Luther Wood's) northwest corner, and running south with Wood's line to Joseph Birdwell's (formerly Sam Watkins') line, 168 feet; thence west with Watkins line 252 feet to a point in James S. Bogle's (formerly W.F. Clark's) line; thence north 168 feet to margin of Campbell Road, thence to east with margin of Campbell Road 252 feet to the beginning, containing 1 acre, more or less.

Being the same property conveyed to Roy M. Maines, unmarried, by deed from Gary W. Stanley and wife, Lillian G. Stanley, of record in Book 6662, Page 198, Register's Office for Davidson County, Tennessee. The said Roy M. Maines AKA Roy M. Maines, Sr., unmarried, having since conveyed said property to Roy M. Maines, Sr., and Roy M. Maines, Jr., as Joint Tenants with Right of Survivorship and not as Tenants in Common, by Quitclaim Deed of record in Book 10766, Page 650, said Register's Office.

This is property with a common address of 1283 Campbell Road, Goodlettsville, TN 37072.

1283 Campbell Road, Goodlettsville, Tennessee is one and the same property as 1283-1285 Campbell Road, Goodlettsville, Tennessee.

Andrea Darlene Maines, spouse of Roy M. Maines, Jr., joins in this conveyance to convey any and all rights she may have in said property including but not limited to any marital rights therein.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property Taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) Any easements and restrictions of record.

3791 07/15 0101 03CHECK 381.00

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $100,000.00]
[X Ralph H. Short]
[Affiant]
[Subscribed and sworn before me this 14th day of July, 1998.]
[Cindy S. Smith]
[My Commission Expires: 3/23/2002 Notary Public]

NOTARY PUBLIC

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **14th** day of **July, 1998**.

Roy M. Maines, Jr.

Roy M. Maines, Sr.

Andrea Darlene Maines

Andrea Darlene Maines

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Roy M. Maines, Jr., and wife, Andrea Darlene Maines, and Roy M. Maines, Sr., unmarried,** with whom I am personally acquainted, or who 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 office this **14th** day of **July, 1998**.

Notary Public
My Commission Expires: 3/29/2002

File No. 9807-126.wd

04626 78
IDENTIFICATION REFERENCE

98 JUL 15 AM 11:53
FILED & RECORDED IN REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 11021 PAGE 355

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	100000.00
			CON TX	370.00
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	381.00
			CHECK	381.00
07/15/98	01	11:55	0001	3791

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0462678
IDENTIFICATION REFERENCE

98 JUL 15 AM 11:53

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1319490