Prepared by:
Amy R. Cross
Attorney at Law
7065 Moore's Lane
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Terry Denny
Affiant

Subscribed and sworn to before me, this 13th day of July 1998.

Amy R Cross
Notary Public
My commission expires: 05/08/99

Address of New Owner:	Send Tax Bills to:	Tax Information
Terry Denny	Same	A PORTION OF 21/5
6561 Old Clarksville Pike		
Joelton TN 37080		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Carol Helton, Mary Linda Baeher and Maxine McMahon hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey Terry Denny and wife Susan Denny hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 14th Civil District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor No. 1823 dated July 5, 1998 known as Job No. 980127 particurlarly described as follows:

Beginning at an iron pin on the southerly margin of Old Clarksville Pike, said point being the Northeast corner of the herein described tract and also being the Northwest corner of the Terry Denny etux property of record in Book 7625, page 439, R.O.D.C. TN thence leaving the margin of Old Clarksville Pike with the fence with the line of Denny the following calls: S 02 deg. 21' 13" E 641.99 feet to a point; thence S05 deg. 41' 55" E 127.69 feet to a point; thence S05 deg. 01' 17" W 140.14 feet to a point; thence S15 deg 32' 52" E 91.40 feet to a point; thence S08 deg 28'48"E173.15 feet to a point S 03 deg. 41' 40" 224.42 feet to a point; thence S06 deg 36' 36" W 136.61 to a point; thence S 02 deg 36' 23" E 274.69 to a point; thence S 07 deg 5' 11" E 112.79 feet to a point thence S 02 deg 46' 10" W 624.24 feet to a point; thence S 10 deg. 12' 53" E 354.40 feet to a point; thence S 09 deg 57' 55" E 190.09 feet to a point; thence S 04 deg 36' 30" E 135.84 feet to a point; thence S 03 deg 35' 16" W 174.53 feet to a point; thence S 01 deg. 32' 43" E 214.20 feet to a point; thence S 05 deg 54' 04" E 266.17 feet to a point; thence S 01 deg. 23' 07" W 164.85 feet to a point; thence S 10 deg. 15' 34" E 47.17 feet to a point; thence S 22 deg. 08' 31" E 48.17 feet to a point; thence S 08 deg. 59' 39" E 84.99 feet to a point; thence leaving Denny's line and with the line of Joseph W. Rawlings etux property recorded in Book 3313, page 333, R.O.D. C. TN N 89 deg. 20' 00" W 675.75 feet to an iron pin; thence leaving Rawlings and severing the Josephine Paradise Payne property N 00 deg 38' 33" W 4731.64 feet to an iron pin on the southerly margin of said Old Clarksville Highway; thence with the southerly margin of said Old Clarksville Highway and a curve to the left having a radius of 5230.39' and a long chord of 218.27' to a point; thence continuing with the southerly margin of said Highway S 85 28' 24" E 176.35 feet to the point of beginning containing 50.00 acres more or less.

Being a portion of the same property conveyed to Josephine Paradise Payne by deed from J. T. Felts and wife, Mary D. Felts of record in Book 1908, page 120, Register's Office for Davidson County, Tennessee. Josephine Paradise Payne

having since died intestate and title having vested in Carol Helton, Maxine McHahon, and Mary Linda Baehr, heirs-at-law.

This conveyance is made subject to the following: 1) 1998 taxes a lien which are not yet due and payable. 2) Title to that portion of the property within the bounds of the cemetery shown on plat of record in Plat Book 2, Page 86 together with the right of ingress and egress thereto. 3) No insurance is provided as to the number of acres. 4) The reference in Schedule C is for informational purposes only. 5) All matters shown on plat recorded in Book 2 page 86. 5) Subject to rollback taxes for the statutory period if the land is converted to an use other than those stipulated in the provision of TCA 76-5-1001 through TCA 67-5-1010 which have been assumed by the Grantor.

This property is improved property known as a portion of 6561 Old Clarksville Pike, Joelton, Tennessee 37080

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 13 day of July, 1998.

MAIL ENV.

Carol Helton
Carol Helton

Maxine McHahon
Maxine McMahon

Mary Linda Baehr
Mary Linda Baehr

0463321
98 JUL 16 PM 2:19
4489 07/16 0101 03CHECK 566.10

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carol Helton, Maxine McHahon, and Mary Linda Baehr and , 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 Brentwood, Tennessee, this 13th day of July 1998.

Notary Public

My Commission expires: 05/08/99

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11023 PAGE 556

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	CAMT	TOTAL PAID
					150000.00
				CON TX	555.10
				PRFEE	1.00
				WDEED	8.00
				CFEE	2.00
				TOTAL	566.10
				CHECK	566.10
07/16/98		01		14:21 0001	4489

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0463321

IDENTIFICATION REFERENCE

98 JUL 16 PM 2:19

REGISTER
DAVIDSON COUNTY, TN.

No. 1320178