20A

THIS INSTRUMENT PREPARED BY:
SCHULMAN, LeROY & BENNETT, P.C.
P.O. BOX 190676
NASHVILLE, TN 37219-0676

BOOK 11029 PAGE 541

WARRANTY DEED AND ASSIGNMENT

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO.
Barbara Lee Eatherly and Cason Dickinson P. O. Box 110172 Nashville, TN 37222	Same	Map 30 Par. 87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $15,000.00.

Barbara Lee Eatherly
Affiant

Sworn and subscribed before me, this 21st day of July, 1998.

Notary Public

My Commission Expires:
4-25-2000

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, ABAGAIL A. POLLOCK, a single person, and CONN HAMLETT, referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto BARBARA LEE EATHERLY and CASON DICKINSON, as tenants in common, hereinafter referred to as Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follow, to-wit:

Beginning at a spike in the center of Simpkins Road, said spike being the southeast corner of this tract; thence with center of said Road S 60° 32' 01" E, 176.32 feet to a spike in the center of said road; thence continuing with the center of said Road S 56° 38' 46" E, 43.68 feet to a spike in the center of said road; thence leaving the center of said Simpkins Road and with the northerly line of the Margaret Ann Scott Land N 52° 29' 37" E, passing an iron pin at 25 feet in all 1147.0 feet to an iron pin; thence leaving Scott's line and with the line of the S. T. Richardson Land N 69° 34' 09" W, 218.0 feet to an iron pin; thence leaving Richardson line S 53° 27' 34" W, 1114.72 feet to the point of beginning, containing 5.01 acres, more or less.

Being a portion of the same property conveyed to Abagail A. Pollock and Conn Hamlett by deed from James Dwight Brewer and wife, Deborah L. Brewer, of record in Book 8736, 104, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a lease from Sellers to Powertel Memphis, Inc. of record in Book 10992, page 625, Register's Office for Davidson County, Tennessee and taxes for the year 1998.

This is unimproved property known as Simpkins Road, Whites Creek, Tennessee 37189. The premises is not the principal place of residence of either Grantor but is unimproved property.

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, successors and assigns forever, and we do covenant with the said Grantees that we are seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except for taxes for the year 1998 which the Grantees herein assume and agree to pay and the matters set forth above.

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

Grantors have leased a portion of the property to Powertell/Memphis, Inc. A Memorandum of Lease is of record in Book 10992, page 625, Register's Office for Davidson County, Tennessee. The Sellers do hereby assign without reservation all the right, title and interest to the Lease Agreement to Barbara Lee Eatherly and Cason Dickinson with all terms and conditions of said lease remaining fully effective without modifications or variations.

WITNESS my hand this 21st day of July, 1998.

Abagail A. Pollock

ABAGAIL A. POLLOCK

Conn Hamlett

CONN HAMLETT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

6437 07/21 0101 03CHECK 66.50

Personally appeared before me, Anne D. Smith, a Notary Public in and for said County and State, the within named Abagail A. Pollock and Conn Hamlett, the bargainors, 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 seal, at office in Nashville, Tennessee, this 21st day of July, 1998.

Anne D. Smith

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:
11-25-2000

098511

IDENTIF. & REFERENCE

98 JUL 21 PM 3:54

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

ag\eath.wd

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

RECEIVED OF _____

FOR _____

BOOK 11029 PAGE 543

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	15000.00
CON TX	55.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	66.50
CHECK	66.50

07/21/98 01 15:58 0001 6437

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04651144
IDENTIF. ↑ REFERENCE

98 JUL 21 PM 3:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1322104