BOOK 11043 PAGE 718

THIS INSTRUMENT PREPARED BY:

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

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Jack Davis, Jr., et ux 3708 Moss Rose Nashville, Tn. 37216	Same as New Owner	P/O Map 12 Parcel 48 Field Book 10D 20901

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, TRAILMONT PARK, INC. now NORTHFORK PROPERTIES, INC., a Tennessee corporation, by and through its authorized corporate officer, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto JACK DAVIS, JR. and wife, TERRY F. DAVIS, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 11th Councilmanic District of Davidson County, Tennessee, and being a portion of property conveyed in Deed Book 7600, page 878, Register's Office for Davidson County, Tennessee, and described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated June 30, 1998 as follows:

Beginning at an iron pin set in the southwesterly margin of Highway 41, 50 feet from the center line of said highway, a corner to Bank of Goodlettsville (Deed Book 8289, page 734), and being the most northeast corner of this tract; thence, with a curve to the right, concave to the southwest, having a radius of 2814.79 feet, a central angle of 4 deg. 04' 16", and a chord of 199.96 feet bearing South 36 deg. 11' 01 " east to an iron pin set in the margin of said highway; thence, leaving said highway and with a new line, South 66 deg. 54' 34" West, a distance of 1515.54 feet to an iron pin found; thence, North 51 deg. 01' 27" West, a distance of 336.43 feet to an iron pin found; thence, North 60 deg. 07' 28" East, a distance of 440.21 feet to a hackberry tree, a corner to J.W. Wright (Deed Book 2096, page 587); thence, with said Wright for the next three calls as follows: North 77 deg. 21' 37" East, a distance of 382.14 feet to an iron pin; thence, north 58 deg. 45' 09" East, a distance of 50.67 feet to an iron pin; thence, North 52 deg. 24' 18" East, a distance of 409.17 feet to an iron pin found, a corner to said Wright, and Bank of Goodlettsville; thence, South 85 deg. 13' 59" East, a distance of 416.96 feet to the point of beginning; said described tract containing 11.40 acres, more or less.

BEING a part of the same property conveyed to Trailmont Park, Inc. by deed from Beverly W. Trotter and husband, Welbon Trotter, of record in Book 7600, page 878, Register's Office for Davidson County, Tennessee. By Amendment to its Corporate Charter filed in the Office of the Secretary of State for the State of Tennessee on January 30, 1996, Trailmont Park, Inc. changed its corporate name to Northfork Properties, Inc.

The foregoing description was prepared from a survey dated June 30, 1998, by Ray G. Cole, Registered Land Surveyor, No. 924.

This is unimproved property located on Old Springfield Highway, Goodlettsville, Davidson County, Tennessee.

RESTRICTIVE COVENANT: The following restrictive covenant shall be a covenant running with the land and may be enforced by the GRANTOR, or its respective successors or assigns, or by any adjoining property owner for a period of twenty-five (25) years from date hereof:

1. No single or double wide mobile home or modular home shall be permitted on the property described hereinabove, either temporarily or permanently.

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 and assigns, forever.

And the GRANTOR does covenant with the said GRANTEES, that the GRANTOR is lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Taxes for the year 1998, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTOR, when due.

2. Subject to 100 foot TVA line from the property conveyed to Bank of Goodlettsville of record in Book 8289, page 734, said Register's Office to the southerly line marking the regaining property of Trailmont Park, Inc. of record in Book 7600, page 878, said Register's Office and any and all other matters as shown on the boundary survey of a portion of Trailmont Park, Inc. property dated June 30, 1998 by Ray G. Cole, Registered Land Surveyor No. 924.

3. Rights of upper and lower riparian owners in and to the waters of Mansker Creek crossing or adjoining the property and the natural flow thereof, free from diminution or pollution.

4. Subject to the right of way easement granted to CSX Transportation Railway as it may apply to the property described hereinabove.

And the GRANTOR does further covenant and bind itself, its successors or assigns to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 29th day of July, 1998.

"GRANTOR"

Northfork Properties, Inc.
(formerly Trailmont Park, Inc.)

BY: W. H. McClanahan, Chairman
W. H. McCLANAHAN, Chairman

"GRANTEES"

Jack Davis Jr.
JACK DAVIS, JR.

Terry F. Davis
TERRY F. DAVIS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACK DAVIS, JR. and wife, TERRY F. DAVIS, 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 29th day of July, 1998.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared W. H. McCLANAHAN, with whom I am personally acquainted and who acknowledged himself to be the Chairman of Northfork Properties, Inc., (formerly Trailmont Park, Inc.) the bargainor, a corporation, and as such Chairman, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as Chairman.

WITNESS my hand, at office, this the 29th day of July, 1998.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $78,000.00.

Jack Davis Jr.
Affiant

Sworn to and subscribed before me, this the 29th day of July, 1998.

Patsy C. Davidson
NOTARY PUBLIC

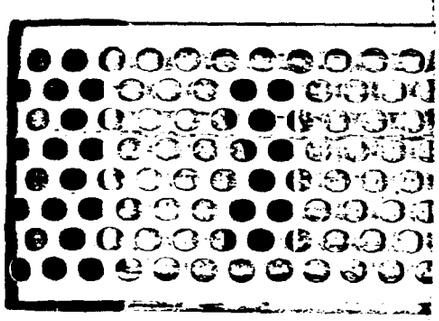
PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

0599 07/31 0101 03CHECK 303.4

98 JUL 31 AM 8:49

FELIX Z. VAILSORT II REGISTER
DAVIDSON COUNTY, TN.

0469025
IDENTIF. # REFERENCE



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

RECEIVED OF _____

FOR _____

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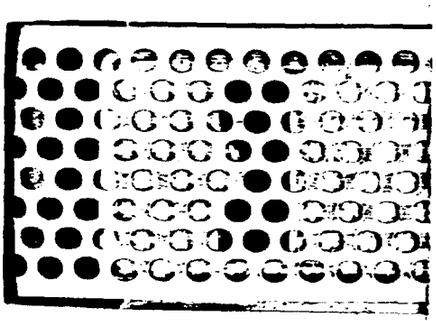
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 78000.00
CON TX 288.60
PRFEE 1.00
MDEED 12.00
CFEE 2.00
TOTAL 303.60
CHECK 303.60

07/31/98 01 08:50 0001 0599

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0469025
IDENTIF. ↑ REFERENCE

98 JUL 31 AM 8:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1326214