PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **17th** day of **August, 1998** between MICHAEL W. ARRINGTON and LISA R. ARRINGTON, HUSBAND AND WIFE TO BARGAIN, SELL, CONVEY, LEASE, MORTGAGE OR OTHERWISE ENCUMBER WITHOUT THE NECESSITY OF JOINDER BY ANY BENEFICIARY, GRANTORs, and GREGORY A. HANLEY and KIMBERLY D. HANLEY, HUSBAND AND WIFE, GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, MICHAEL W. ARRINGTON and LISA R. ARRINGTON, HUSBAND AND WIFE TO BARGAIN, SELL, CONVEY, LEASE, MORTGAGE OR OTHERWISE ENCUMBER WITHOUT THE NECESSITY OF JOINDER BY ANY BENEFICIARY, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto GREGORY A. HANLEY and KIMBERLY D. HANLEY, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 3940 BEAR HOLLOW ROAD, JOELTON, TN 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their heirs, successors and assigns forever. The GRANTORs covenant and agree with the said GRANTEEs that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

LISA R. ARRINGTON, wife of MICHAEL W. ARRINGTON, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: _____
MICHAEL W. ARRINGTON Signature of Seller

_____
LISA R. ARRINGTON

0476880
IDENTIF. ↑ REFERENCE

98 AUG 19 PM 12:40
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, MICHAEL W. ARRINGTON and LISA R. ARRINGTON, HUSBAND AND WIFE, the within named bargainor, 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.

Witness my hand, at office, this **17th** day of **August, 1998.**

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

GREGORY A. HANLEY and KIMBERLY D. HANLEY, HUSBAND AND WIFE and
3940 Bear Hollow Rd
Joelton, TN 37050

Property Address:

3940 BEAR HOLLOW ROAD
JOELTON, TN 37080

Person Responsible for Taxes:

SUNTRUST BANK, NASHVILLE, N.A.
P.O. Box 100100
Atlanta, GA 30348-0100

Map & Parcel #: MAP 29, PARCEL 30

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$175,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **17th** day of **August, 1998.**

Notary Public

My Commission Expires: 5/28/2000

EXHIBIT `A`

Land in the 1st Councilmanic District of Nashville, Davidson County, Tennessee, being Lot No. 2 on the Plan of Arrington Subdivision, of record in Plat Book 8250, page 474, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin in the North right of way of Bear Hollow Road, said pin being the Southwest corner of Lot #2 on the Arrington Subdivision, of record in Book 8250, page 474; thence North 05 deg. 03' 18" East 841.92 feet to an iron pin; thence South 87 deg. 55' 44" East 647.69 feet to an iron pin; thence South 02 deg. 18' 06" West 267.80 feet to an iron pin; thence South 03 deg. 30' 24" West 85.44 feet to an iron pin in the North right of way of Bear Hollow Road; thence with said right of way South 71 deg. 09' 48" West 371.87 feet to an iron pin; thence with a curve to the left with a radius of 346.29 feet, a length of 97.73 feet and a chord of South 62 deg. 56' 39" West 97.40 feet to an iron pin; thence South 54 deg. 51' 30" West 126.67 feet to an iron pin; thence with a curve to the left with a radius of 379.57 feet, a length of 187.66 feet and a chord of South 40 deg. 41' 45" West 185.75 feet to an iron pin; thence South 26 deg. 31' 57" West 94.18 feet to the point of beginning, containing 337,755.476 square feet or 7.754 acres, more or less.

Being a portion of the same property conveyed to MICHAEL W. ARRINGTON and LISA R. ARRINGTON, HUSBAND AND WIFE, by Deeds of record in Book 7189, page 184, and Book 9149, page 474, Register's Office for Davidson County, Tennessee.

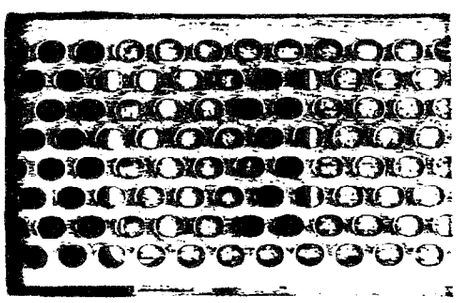
EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1998 and subsequent years not yet due and payable (MAP 29, PARCEL 30, 1997 REAL PROPERTY TAXES ARE PAID IN THE AMOUNT OF 777.44).

2. All matters as set forth on the Plan of record in Plat Book 8250, page 474, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Restrictive Covenants recorded in Deed Book 9149, Page 474, Register's Office for DAVIDSON County, Tennessee.

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



RECEIVED OF _____

FOR _____

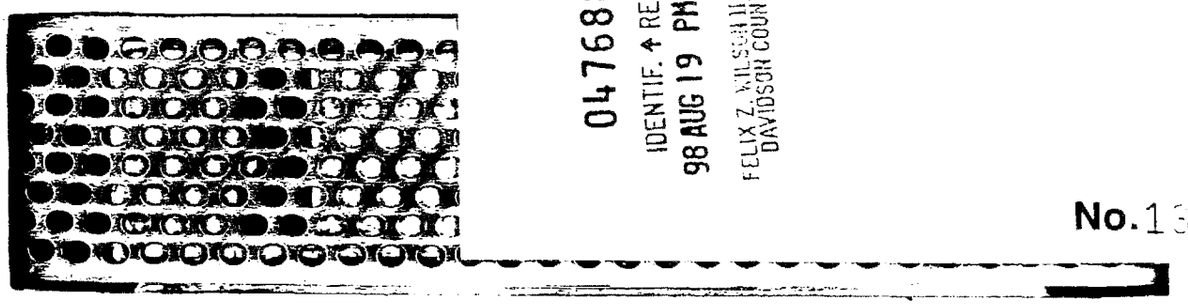
BOOK 11072 PAGE 530

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

CHRT
CON TX
PRFEE
MDEED
DFEE
TOTAL
CHECK

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0476880
IDENTIF. ◆ REFERENCE
98 AUG 19 PM 12:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1334557