This Instrument Prepared by:
Roy C. DeSha, Jr.
Attorney at Law
2909 Renaissance Tower
611 Commerce Street
Nashville, Tennessee 37203

BOOK 11221 PAGE 443

05517096

RECEIVED & RECORDED
98 NOV 25 PM 2:10
REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

STATE OF TENNESSEE)
) SS:
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00.

Affiant

Subscribed and sworn to before me this 23 day of November, 1998.

Notary Public
My Commission Expires: 1-17-03

Address New Owner:

Michael & Bonnie Hite
5447 Eatons Creek Road
Ashland City, Tennessee 37015

Send Tax Bills To:

Michael & Bonnie Hite
5447 Eatons Creek Road
Ashland City, Tennessee 37015

Map/Parcel

Map 38
Parcel 22

FOR AND IN CONSIDERATION OF THE SUM OF Ten 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Russell Christian Hite and Shannon Anne Hite, have this day bargained and sold and do hereby transfer and convey unto Michael Glenn Hite, et ux, Bonnie A. Hite, certain real property in Davidson County, Tennessee, as follows:

Land in the 14th Civil District of Davidson County, Tennessee, described in part according to a survey made by C. J. Carney, Surveyor, dated February 23, 1958, as follows:

Beginning at a point in the center of Eaton Creek Road, said point being the southeast corner of the property conveyed to Howard H. Reagan and wife, Gladys E. Reagan, by deed from Earnest O. Smith and wife, Marjorie M. Smith, of record in Book 4024, page 714, Register's Office for said County; thence with the center of said road, S 16 degrees, E 200 feet to a point hereinafter referred to as "point A"; thence continuing with the center of said road, S 31 degrees, E 135 feet to a point; thence westwardly to a point located S 62 degrees 10 minutes, W 902 feet from said "point A"; thence N 77 degrees 30 minutes W 623.7 feet, N 51 degrees, E 181.5 feet, N 35 degrees 15 minutes, E 132 feet, N 14 degrees 15 minutes, E 260.7 feet and due east 343.2 feet to said Reagan's southwest corner; thence with said Reagan's south line eastwardly 715 feet to the point of beginning.

Together with a right of way for ingress to and egress form (SIC) the land herein described and to Eaton Creek Road over and across land now or formerly owned by the Grantors herein located north of and adjacent to the property herein described, right of way being located south and east of the improvements located on the burdened property as of February 1, 1974.

Being the same property conveyed to Russell Christian Hite by Installment Deed from Frank Lorge and wife, Melissa Lorge, of record in Book 9650, page 560, Register's Office for Davidson County, Tennessee. Shannon Anne Hite joins in the conveyance

for the purpose of conveying any marital interest which she may have in said property.

This is improved property known as: 5447 Eatons Creek Road,
Ashland City, Tennessee 37015

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title, and interest thereto belonging, to the Grantee, his successors, heirs, and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for the obligations contained in that INSTALLMENT DEED of record in Book 9650, Page 560, Register's Office for Davidson County, Tennessee, to which this conveyance is expressly made subject to. Grantees, by their signatures hereto, agree to the covenants, obligations and promises of the grantee in said installment deed.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 23 day of November, 1998.

Russell Christian Hite

Shannon Anne Hite

Michael Glenn Hite

Bonnie A. Hite

STATE OF TENNESSEE)
) SS:
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Russell Christian Hite, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23 day of November, 1998.

Notary Public
My Commission Expires: Nov 25, 2000

STATE OF TENNESSEE)
) SS:
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shannon Anne Hite, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23 day of November, 1998.

Notary Public
My Commission Expires: Nov 25, 2000

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE)
) SS:
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Glenn Hite, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23 day of NOVEMBER, 1998.

Notary Public
My Commission Expires: 1-17-2003

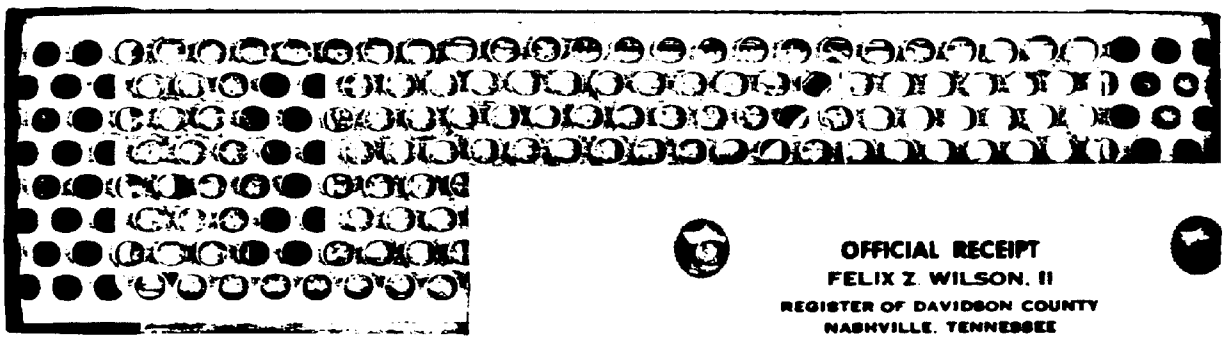
STATE OF TENNESSEE)
) SS:
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bonnie A. Hite, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23 day of November, 1998.

Notary Public
My Commission Expires: Nov 25, 2000

1855 11/25 0101 03CHECK 218.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 11221 PAGE 446

RECEIVED OF _____

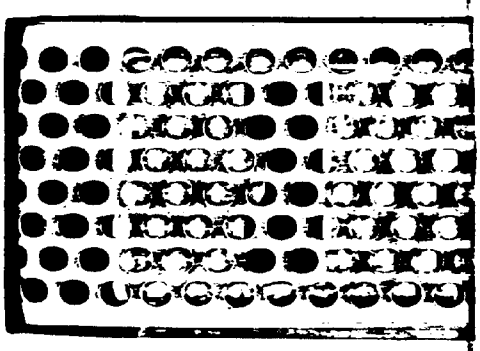
FOR _____

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	55000.00
CON TX	203.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	218.50
CHECK	218.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 1855



05170 96

IDENTIF. ← REFERENCE

98 NOV 25 PM 2:10

JILL GARDNER REGISTER
DAVIDSON COUNTY, TN.

[redacted]

No. 137689