BOOK 11241 PAGE 350

Mail THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: 7852

MAP/GROUP/PARCEL
017-00-0/271.00

NEW OWNER'S NAME AND ADDRESS:
Eddie Ray Moran
2866 Lower Walker Creek Road
Goodlettsville, Tennessee 37072

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, Mitchell Dwight Carlton and wife, Mitzi Carlton, hereinafter called Grantors, does hereby transfer and convey unto Eddie Ray Moran, a married man, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, beind described according to a survey by R.L. Montoya, dated April 27, 1981, as follows:

BEGINNING at a point in the southern margin of Lower Walkers Creek road being 323.11 feet from W.E. Ayers northeast corner, deed Book 4762, Page 553; thence leaving said road along Ayers property line south 55 degrees 31' 26" east 169.35 feet to an iron pin; thence South 34 degrees 56' 02" east 433.26 feet to an iron pin; thence south 45 degrees 21' 14" west 288.27 feet to an iron pin continuing with W.E. Ayers property line north 61 degrees 16' 25" west 445.55 feet to an iron pin; thence north 19 degrees 14' 26" east 131.12 feet to an iron pin and fence post; thence north 5 degrees 12' 21" east 126.74 feet to south margin of Lower Walker's Creek Road; thence with said road north 40 degrees 14' 19" east 95.50 feet to point, continuing with said road along a curve with angle of 4 degrees 05' 24", radius of 2,078.16 feet, tangent of 74.21 feet, for 148.35, point of beginning, containing 5.01 acres, more or less.

The subject property is improved property commonly known as 2866 Lower Walker Creek Road, Goodlettsville, Tennessee.

BEING the same property conveyed to Mitchell Dwight Carlton herein by deed of record in Book 8604, Page 329, Register's Office for Davidson County, Tennessee.

Mitzi Carlton, wife of Mitchell Dwight Carlton, joins in the conveyance of this property for the purpose of conveying her interest, marital or otherwise, in said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Mitchell Dwight Carlton

Mitchell Dwight Carlton

Mitzi Carlton

Mitzi Carlton

7053 12/08 0101 03CHECK 577.10

98 DEC -8 AM 9:56
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

0522028
IDENTIF. & REFERENCE

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Mitchell Dwight Carlton and wife, Mitzi Carlton, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 30th day of November, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2/3/02

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $153,000.00.

AFFIANT

Sworn to and subscribed before me, this the 30th day of November, 1998.

NOTARY PUBLIC

My Commission Expires:
2/3/02

SHELTON HATCHER NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

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 153000.00
				CON TX 566.10
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 577.10
				CHECK 577.10
			12/08/98 01	09:58 0001 7053

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0522028
IDENTIF. # REFERENCE

98 DEC -8 AM 9:56

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1382046