0534643

BOOK 11289 PAGE 702 IDENTIF. & REFERENCE

AS
TC

This Instrument Was Prepared By:
Davis & Jordan, PC
5210 Maryland Way, #202
Brentwood, TN 37027

99 JAN -8 PM 3:34

REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, CHARLES I. GUINN, SR., CHARLES I. GUINN, JR., and RICKEY L. WALKER, ("Grantor") have bargained and sold, and do hereby bargain, sell and convey unto ALLEY CASSETTY COAL COMPANY, ("Grantee") the following described real estate located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Beginning at an iron pin on the easterly margin of Parris Avenue, North of Enos Reed Drive; (1) Thence, along said margin of North 86 deg. 13' 00" West, 175.63 feet to an iron pin; (2) Thence, leaving said margin, North 04 deg. 31' 46" East, 60.00 feet to a steel pipe; (3) Thence, South 03 deg. 07' 47" West, 60.00 feet to an iron pin; (4) Thence, North 86 deg. 13' 00" West, 175.63 feet, containing 10,492.73 squar feet, 10,492.734 square feet or 0.241 acres, more or less, according to unrecorded survey of Phillip E. Holmes, Jr., RLS #1728, Volunteer Surveying, dated December 15, 1998.

Being the same property conveyed to Charles I. Guinn, Sr., an undivided fifty percent (50%) interest, Charles I. Guinn, Jr., an undivided twenty-five (25%) interest, and Rickey L. Walker, an undivided twenty-five percent (25%) interest, by Warranty Deed of Roger Scott Waynick, dated November 17, 1994, and of record in Book 9528, page 569, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

This property is known as 72 Parris Avenue, Nashville, TN 37210

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with appurtenances, estate title and interest thereto belonging to the Grantee, its successors and assigns in fee simple forever.

Grantors do hereby covenant with the Grantee that the Grantors are lawfully possessed of said land in fee simple, the Grantors have a good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantors will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the Grantors this 5th day of January, 1999.

CHARLES I. GUINN, SR.

CHARLES I. GUINN, JR.

RICKEY L. WALKER

k:\re\cassetty.deed

0555 01/08 0101 03CHECK 592.50

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

I, Notary Public in and for said county and state, do hereby certify that CHARLES I. GUINN, JR., Attorney in Fact for CHARLES I. GUINN, SR., acknowledged that he executed the foregoing instrument on behalf of CHARLES I. GUINN, SR.; CHARLES I. GUINN, JR., and RICKEY L. WALKER, personally appeared before me and are known or proved to me to be the persons who being informed of the contents of the foregoing instrument have executed same and acknowledged said instrument to be their free and voluntary act and deed and that they executed said instrument for the purposes and uses therein set forth.

Witness my hand and official seal this 5th day of January, 1999.

Notary Public

My Commission Expires: _____

W. WILLIAM DAVIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

BOOK 11289 PAGE 704

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is 155,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 5th day of January, 1999.

Notary Public

Commission Expiration: Expires

W. WILLIAM DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

RETURN TO:

W. William Davis
Davis & Jordan, PC
5210 Maryland Way, #202
Brentwood, TN 37027

SEND TAX BILLS TO:

Alley Cassetty Coal Company
2 Oldham Street
Nashville, TN 37213

PROPERTY ADDRESS:

72 Parris Avenue
Nashville, TN 37210

MAP PARCEL NUMBER
106-5-53

k:\re\cassetty.deed

EXHIBIT "A" - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, Beginning at an iron pin on the easterly margin of Parris Avenue, North of Enos Reed Drive; (1) Thence, along said margin of North 86 deg. 13' 00" West, 175.63 feet to an iron pin; (2) Thence, leaving said margin, North 04 deg. 31' 46" East, 60.00 feet to a steel pipe; (3) Thence, South 03 deg. 07' 47" West, 60.00 feet to an iron pin; (4) Thence, North 86 deg. 13' 00" West, 175.63 feet, containing 10,492.73 squar feet, 10,492.734 square feet or 0.241 acres, more or less, according to unrecorded survey of Phillip E. Holmes, Jr., RLS #1728, Volunteer Surveying, dated December 15, 1998.

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The address of this property is 72 Parris Avenue, Nashville, TN

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR

BOOK 11289 PAGE 706

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

	CAMT
	155000.00
CON TX	573.50
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	592.50
CHECK	592.50

01/08/99 01 15:31 0001 0555

053464543

IDENTIF. & REFERENCE

99 JAN -8 PM 3:34

WILL GARRETT, REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1409924