THIS INSTRUMENT PREPARED BY:
Martin C. Giner, Attorney
222 Second Avenue North
326 Washington Square
Nashville, TN 37201
(615) 259-9222

WARRANTY DEED

BOOK 11311 PAGE 450

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Address of New Owner as Follows:	Send Tax Bill to:	Map/Parcel Nos.
Ken Cornelius, et ux. 3717 Bear Hollow Road Joelton, TN 37088	Same	Map 30 Parcel 207

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FOR AND IN CONSIDERATION of the sum of Twenty-Two Thousand Four Hundred Forty-Eight Dollars and no/100 ($22,448.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Barbara K. Wade has bargained and sold and by these presents does transfer and convey unto the said Ken Cornelius and wife, Victoria Cornelius, as tenants by the entirety (the "Grantees" herein), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEGINNING at a point in the south margin of Bear Hollow Road and in James D. Foster's west line; thence with Foster's west line South 2° 28' 08" West crossing Bear Hollow Creek 319.9 feet to a point, Foster's southwest corner; thence with Foster's south line, South 86° 52' 20" East 187.53 feet to a corner fence post; thence with a fence South 2° 28' 08" West 198.27 feet to a point; thence North 86° 52' 20" West 591.18 feet to a point; thence North 2° 28' 08" East crossing back across Bear Hollow Creek 377.33 feet to a point in the south margin of said road; thence with the south margin of said road North 73° 49' 21" East 425.98 feet, containing 5 acres, more or less, according to survey of Randolph L. Chapdelaine, Tennessee No. 1444, dated May 12, 1986.

Being the same property conveyed to Barbara K. Wade by Deed in Lieu of Foreclosure by Timothy A. Osborne and wife, Traci W. Osborne, of record in Book 11311, Page 447, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantees, their heirs and assigns, forever. I covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered as of record. And I do further covenant and bind myself, my heirs and 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.

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.

IN WITNESS WHEREOF I have set my hand on this 25th day of January, 1999.

Barbara K. Wade
BARBARA K. WADE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said state and county, Barbara K. Wade, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), the within named bargainor, and who acknowledged that she has read the foregoing instrument, understands the contents thereof, and has voluntarily executed the same of her own free will and act for the purposes therein contained.

Witness my hand and official seal at office in said aforementioned state and county on this the 25th day of January, 1999.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 9-28-2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $22,448.00.

Victoria Cornelius
AFFIANT

Sworn to and subscribed before me
this 25th day of January, 1999.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 9-28-2000

0540911

IDENTIF. & REFERENCE

99 JAN 26 AM 11:13

PILL GARNER REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

7190 01/26/99 0101 03CHECK 94.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11311 PAGE 452

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	22448.00
MOR TX	83.06
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	94.06
CHECK	94.06

01/26/99 01 11:12 0001 7190

05409111

IDENTIF. & REFERENCE

99 JAN 26 AM 11:13

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1416597