THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

Warranty Deed

BOOK 11350 PG. 770

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Jerry Lee Ayers, Jr. 2872 Ivy Point Road Goodlettsville, TN 37072	Same as New Owner	Map 10 Parcel p/o 72

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JERRY LEE and wife, JUDY D. AYERS, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto JERRY LEE AYERS, JR., hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the 10th Councilmanic District of Davidson County, Tennessee described according to a survey dated January 29, 1999 by Tommy E. Walker, Registered Land Surveyor, License No. 1465 (Drawing No. 012999) as follows:

BEGINNING at an iron pin in the northerly margin of Ivy Point Road, said point being North 49 deg. 43' 23" West, 226.09 feet from an iron pin marking the southeast corner of the property conveyed to Jerry Lee Ayers and wife, Judy D. Ayers, by deed of record in Book 6451, page 346, Register's Office for Davidson County, Tennessee; thence continuing with said margin of said Road, North 49 deg. 43' 23" West 58.09 feet to an iron pin; thence leaving said margin of said Road, North 23 deg. 36' 45" East 775.24 feet to an iron pin; thence North 04 deg. 31' 08" West 666.97 feet to an iron pin in the line of the property conveyed to Anita Krantz of record in Book 4644, page 758, Register's Office for Davidson County, Tennessee; thence with the line of Krantz and continuing with the line of the property conveyed to Joan C. Gray of record in Book 9605, page 026, Register's Office for Davidson County, Tennessee, North 89 deg. 45' 43" East 402.83 feet to an iron pin in the line of the said Gray property; thence continuing with the line of Gray, South 82 deg. 00' 00" East 149.00 feet to an iron pin, a corner to the property conveyed to Russell and Ruby Foglesong of record in Book 9317, page 749, Register's Office for Davidson County, Tennessee; thence with the line of Foglesong, South 01 deg. 45' 00" West 185.26 feet to an iron pin in the line of the property conveyed to Dawn Ayers Waynick of record in Book 10998, page 195, said Register's Office; thence with the line of Waynick, North 82 deg. 00' 00" West 290.35 feet to an iron pin; thence South 13 deg. 06' 37" East 568.49 feet to an iron pin; thence South 28 deg. 18' 44" East 137.14 feet to an iron pin; thence South 68 deg. 05' 37" West 28.62 feet to an iron pin; thence South 68 deg. 05' 37" West 196.54 feet to an iron pin; thence North 21 deg. 08' 29" West 121.60 feet to an iron pin; thence South 68 deg. 38' 22" West 192.54 feet to an iron pin; thence South 25 deg. 27' 59" West 603.12 feet to the point of beginning and containing 8.033 acres, more or less.

BEING a part of the same property conveyed to Jerry Lee Ayers and wife, Judy D. Ayers, by deed of record in Book 6451, page 346, Register's Office for Davidson County, Tennessee.

The said property is unimproved property located on Ivy Point Road, Goodlettsville, TN 37072.

The foregoing property description was prepared from a survey dated January 29, 1999, by Tommy E. Walker, Registered Land Surveyor, License No. 1465.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except for:

1. 1999 State and County real property taxes, which are a lien but not yet due and payable, and which will be paid in full by the GRANTORS, when due.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land unto the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on day and date last acknowledged below.

"GRANTORS" "GRANTEE"

Jerry Lee Ayers
JERRY LEE AYERS

Judy D. Ayers
JUDY D. AYERS

Jerry Lee Ayers Jr.
JERRY LEE AYERS, JR.

99 FEB 23 AM 9:48
REGISTER
ROBERTSON COUNTY, TN

PICK-UP

055187

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRY LEE AYERS and wife, JUDY D. AYERS, and JERRY LEE AYERS, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 19th day of Feb., 1999.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expiers July 30, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

Patsy C. Davidson
Affiant

Sworn to and subscribed before me, this the 19th day of Feb., 1999.

Diana C. Frey
NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expiers July 30, 2001

99 FEB 23 AM 9:48 REGISTER ROBERTSON COUNTY, TN 055187 $85.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11350 PG. 772

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

05518873

RECEIVED FOR REFERENCE

99FEB 23 AM 9:48

REGISTER
DAVIDSON COUNTY, TN.

CAMT 20000.00
CON TX 74.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 85.00
CHECK 85.00

02/23/99 01 09:46 0001 8897

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1428115