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

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Danny Wayne Ayers 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 AYERS and wife, JUDY D. AYERS, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto DANNY WAYNE AYERS, 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 284.09 feet from an iron pin marking the original 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 on a curve having a radius of 638.69 feet, a tangent of 96.36 feet, a delta angle of 17 deg. 09' 34", a chord of 190.57 feet, a chord bearing of North 41 deg. 08' 36" West, and a length of 191.28 feet to a corner post; thence leaving Ivy Point Road, North 62 deg. 21' 06" East 77.18 feet to a pipe; thence North 07 deg. 20' 30" West 75.64 feet to an ash tree; thence North 07 deg. 13' 04" East 58.69 feet to a 30" red oak; thence North 13 deg. 09' 45" East 64.95 feet to a 24" maple tree; thence North 05 deg. 28' 53" East 167.01 feet to a 20" gum tree; thence North 01 deg. 48' 40" East 310.70 feet to a sycamore stump; thence North 01 deg. 11' 19" West 521.54 feet to a corner post; thence North 89 deg. 45' 43" East 287.54 feet to an iron pin; thence South 04 deg. 31' 08" East 666.97 feet to an iron pin; thence South 23 deg. 36' 45" West 775.24 feet to an iron pin marking 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.

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"

JERRY LEE AYERS

JUDY D. AYERS

"GRANTEE"

DANNY WAYNE AYERS

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 DANNY WAYNE AYERS, 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 18th day of March, 1999.

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
Expires July 30, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Affiant

Sworn to and subscribed before me, this the 18th day of March, 1999.

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
Expires July 30, 2001

05641119

ILLEGIBLE REFERENCE

99 MAR 22 PM 1:44

REGISTER
DAVIDSON COUNTY, TN

TAX 03/22 0104 02CHECK 85.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11394 PG. 131

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

0564119

IDENTIF. & REFERENCE

99 MAR 22 PM 1:44

RECORDED
REGISTER OF DAVIDSON CO. TN.

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

03/22/99 01 13:43 0001 1781

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1440879