BOOK 11480 PG. 557

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Raymond James Umphenour 1015 Hitt Lane Goodlettsville, TN 37072	Same as New Owner	Map 25 Parcel 99 Field Book 10D 29550

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, JAMES THOMAS WARNER and wife, CASSANDRA F. WARNER, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto RAYMOND JAMES UMPHENOUR and wife, DAWN W. UMPHENOUR, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract or parcel of land in the 1st Councilmanic District of Davidson County, Tennessee, described as Tract 1 according to a survey dated November 18, 1996 and revised on March 4, 1999 by Tommy E. Walker, Registered Land Surveyor, License No. 1465, as follows:

BEGINNING at an iron pin in the westerly margin of Hitt Lane, a corner to the property conveyed to Freddie R. Hunter, et ux, of record in Book 7220, page 721, Register's Office for Davidson County, Tennessee (Map 25, Parcel 107, TAODCT); thence with said margin of said Hitt Lane on a curve having a radius of 610.00 feet, a tangent of 255.66 feet, a delta of 45 deg. 28' 40", a chord of 471.57 feet and a chord bearing of South 12 deg. 14' 39" West for a length of 484.18 feet to an iron pin; thence leaving Hitt Lane, South 77 deg. 27' 50" West 141.62 feet to an iron pin; thence South 79 deg. 27' 18" West 142.40 feet to an iron pin; thence South 54 deg. 03' 59" West 136.99 feet to an iron pin; thence South 27 deg. 45' 27" West 211.88 feet to an iron pin; thence South 31 deg. 28' 35" West 101.62 feet to an iron pin; thence North 41 deg. 54' 57" West 300.35 feet to an iron pin in the line of Hunter; thence with the line of Hunter, North 64 deg. 38' 27" East 99.98 feet to an iron pin; thence North 43 deg. 57' 00" East 399.74 feet to an iron pin; thence North 52 deg. 55' 00" East 472.00 feet to an iron pin; thence North 71 deg. 00' 00" East 102.84 feet to an iron pin in the westerly margin of Hitt Lane, marking the point of beginning and containing 5.017 acres, more or less.

BEING a part of the same property conveyed to James Thomas Warner and wife, Cassandra F. Warner, by deed from James Thomas Warner of record in Book 10727, page 703, Register's Office for Davidson County, Tennessee.

The foregoing description was prepared from a survey dated November 18, 1996 and revised March 4, 1999, by Tommy E. Walker, Registered Land Surveyor, No. 1465.

The current mailing address for said property is 1015 Hitt Lane, Goodlettsville, TN 37072.

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

And we, the GRANTORS, do covenant with the said GRANTEES, 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 as follows:

1. Real Property Taxes for the year 1999, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to easement for 24 foot right of way of record in Book 4437, page 469 and Book 4437, page 473, said Register's Office.

3. Subject to any and all matters as they may appear on the Boundary Survey dated November 18, 1996 and revised on March 4, 1999 by Tommy E. Walker, Registered Land Surveyor, License No. 1465.

4. Subject to Boundary Line Agreement of record in Book 11432, page 535, said Register's Office.

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 to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

JAMES THOMAS WARNER

CASSANDRA F. WARNER

"GRANTEES"

RAYMOND JAMES UMPHENOUR

DAWN W. UMPHENOUR

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES THOMAS WARNER and wife, CASSANDRA F. WARNER, and RAYMOND JAMES UMPHENOUR and wife, DAWN W. UMPHENOUR, 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 13th day of May, 1999.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Affiant

Sworn to and subscribed before me, this the 13th day of May, 1999.

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

058752
REFERENCE
99 MAY 17 AM 10:26
REGISTER
DAVIDSON COUNTY, TN.
MAIL TAX NOTICE TO:
SAME AS ABOVE
$42.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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0587527

IDENTIFICATION/REFERENCE

99 MAY 17 AM 10:26

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

CAMT	175000.00
CON TX	647.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	662.50
CHECK	662.50

05/17/99 01 10:30 0001 5629

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1461257