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

BOOK 11480 PG. 574

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Gordon G. Howey, Jr., et ux 2761 Lower Walker Creek Road Goodlettsville, TN 37072	Same as New Owner	Map 25 Parcel 195

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 T. 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 GORDON G. HOWEY, JR. and wife, ANTOINETTE C. REGNIER, 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 2 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, said point being on a curve with 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 distance of 484.18 feet from 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 from said point of beginning, continuing on a curve having a radius of 610.00 feet, a tangent of 25.02 feet, a delta of 4 deg. 41' 54", a chord of 50.01 feet, a chord bearing cf South 12 deg. 50' 38" East and a length of 50.02 feet to an iron pin, a corner to the property conveyed to Fred E. Malone, et ux, of record in Book 5951, page 271, Register's Office for Davidson County, Tennessee (Map 25, Parcel 7, TAODCT); thence with the line of Malone, South 77 deg. 27' 50" West 142.60 feet to a post; thence South 79 deg. 27' 18" West 132.17 feet to a post; thence South 54 deg. 03' 59" West 114.05 feet to an iron pin; thence South 27 deg. 45' 27" West 201.81 feet to an iron pin; thence South 31 deg. 28' 35" West 233.86 feet to an iron pin; thence South 58 deg. 27' 44" West 237.17 feet to a post; thence South 63 deg. 57' 37" West 256.73 feet to elm tree; thence South 79 deg. 32' 07" West 148.96 feet to a post; thence South 76 deg. 31' 35" West 138.56 feet to a post; thence South 54 deg. 03' 59" West 247.42 feet to a post; thence North 58 deg. 24' 32" West 245.86 feet to a post; thence North 75 deg. 03' 54" East 98.11 feet to an iron pin; thence North 03 deg. 58' 18" East 286.07 feet to an iron pin in the line of Hunter; thence North 73 deg. 28' 25" East 191.30 feet to an iron pin; thence North 64 deg. 38' 27" East 820.07 feet to an iron pin; thence South 41 deg. 54' 57" East 300.35 feet to an iron pin; thence North 31 deg. 28' 35" East 101.62 feet to an iron pin; thence North 27 deg. 45' 27" East 211.88 feet to an iron pin; thence North 54 deg. 03' 59" East 136.99 feet to an iron pin; thence North 79 deg. 27' 18" East 142.40 feet to an iron pin; thence North 77 deg. 27' 50" East 141.62 feet to an iron pin marking the point of beginning and containing 10.938 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 on March 4, 1999 by Tommy E. Walker, Registered Land Surveyor, License No. 1465.

This is unimproved property located on 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 easements of record in Book 4437, page 469 and Book 4437, page 473, said Register's Office.

3. Subject to any and all matters shown on the boundary survey dated November 18, 1996 and revised 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 T. Warner
JAMES T. WARNER

Cassandra F. Warner
CASSANDRA F. WARNER

"GRANTEES"

GORDON G. HOWEY, JR.

ANTOINETTE C. REGNIER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES T. WARNER and wife, CASSANDRA F. WARNER, and GORDON G. HOWEY, JR. and wife, ANTOINETTE C. REGNIER, 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.

Patsy C. Davidson
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 $64,534.20.

Affiant

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

Patsy C. Davidson
NOTARY PUBLIC

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

FILED 13 MAY 99 11:10:27 AM
REGISTER
SUMNER CO. TN.

REFERENCE 875529

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11480 PG. 576

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

0587529

ISSUANCE REFERENCE

99 MAY 17 AM 10:21

RECEIVED
BY
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

CAMT	64534.20
CON TX	238.78
PRFEE	1.00
MBEED	8.00
CFEE	2.00
TOTAL	249.78
CHECK	249.78

05/17/99 01 10:31 0001 6631

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1461259