WARRANTY DEED

BOOK 11497 PG. 217

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,010.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May 19 99

Notary Public

MY COMMISSION EXPIRES: 9/28/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul R. Conner and	New Owner	Map 6
Susan R. Ruby (NAME)	(NAME)	
2165 Forge Ridge Circle		Parcels 24 & 25
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Max T. Barnes and wife, Robin L. Barnes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul R. Conner and Susan R. Ruby, as joint tenants with the right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

Grantee shall have the use of existing bridge over the creek which serves Tracts 3 and 4, which tracts are described in Exhibit "B" attached hereto and incorporated herein by reference, as well as use of the existing farm driveways located throughout Tracts 2, 3, 4, 5, 6 and 7, which tracts are described in Exhibit "C" attached hereto and incorporated herein by reference, until January 1, 2000. Grantee must make their own arrangements for ingress and egress upon his own tract as described in Exhibit "A" after January 1, 2000. There will be no easements across one tract to another, or use of the bridge serving Tracts 3 and 4 after January 1, 2000. Further, Grantee acknowledges that his tract as described in Exhibit "A" is subject to the right of ingress and egress by the owners of Tracts 2, 3, 4, 5, 6 and 7, which tracts are described in Exhibit "C" attached hereto and incorporated herein by reference, until January 1, 2000. After January 1, 2000, said owners shall have no further right for ingress and egress.

This conveyance is further subject to the real estate taxes for the current year, which have been prorated and shall be paid by Seller. This conveyance is further made subject to such limitations, restrictions and easements as may affect the premises, including, but not limited to all matters shown on a survey made by Bruce Rainey and Associates dated April 20, 1999, Job No. 980272.

unimproved (X)
This is improved ( ) property, known as Tract 1, Baker Road, Goodlettsville, Tennessee 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 the same is unencumbered, unless otherwise herein set out; and we 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 25th day of May 19 99

Max T. Barnes

Robin L. Barnes

BOOK 11437 PG. 218

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Max T. Barnes and wife, Robin L. Barnes

the bargainor S, 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 and official seal at Nashville, Tennessee, this 25th day of May, 19 99.

Commission expires 4/15/00

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

Land in the Tenth Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823 dated April 20, 1999 and known as Job No. 980272 as follows:

Beginning at an iron pin set on the westerly margin of Baker Road, said point of beginning being the Northeast corner of the herein described tract and also being the Southeast corner of the Mae F. Wilson land of record in Book 4663, page 253, R.O.D.C.,Tn.; thence with the margin of Baker Road (25' West of the centerline) S20°25'47"E 55.04' to an iron pin; thence leaving the margin of the said Road S67°32'45"W 492.06' to an iron pin; thence N44°49'27"W 419.00' to an iron pin; thence S85°16'23"W 1752.74' to an iron pin; thence N02°54'35"W 80.00' to an iron pin set at a fence corner; thence with the line of the Delores M. Gibson, Trustee property of record in Book 9833, page 330 R.O.D.C.,Tn. the following 5 calls: (these lines are not fenced) N02°54'35"W 394.83' to an iron pin; thence N04°49'41"E 105.60' to an iron pin; thence N09°40'19"W 140.25' to an iron pin; thence N11°40'19"W 148.50' to an iron pin; thence N02°19'41"E 259.12' to an iron pin set; thence leaving Gibson and with the line of Glen Rager property of record in Book 5199, page 304 R.O.D.C.,Tn. in part S75°37'41"E 2027.19' to an existing iron pin in the line of the William Lee property of record in Book 3894, page 508 R.O.D.C.,Tn.; thence leaving Lee and with the line of Madean Burnette land of record in Book 10258, page 864 R.O.D.C.,Tn. S01°05'51"W 465.87' to an existing iron pin; thence continuing with Burnette N86°42'13"E
133.16' to an iron pin; thence with the aforesaid Mae F. Wilson S12°24'52"E 173.94' to an existing iron pin; thence continuing with Wilson N76°51'26"E 421.88' to the point of beginning, containing 37.15 Acres more or less.

Being part of the same property conveyed to Max T. Barnes and wife, Robin L. Barnes by deed from Ricky L. Skaggs and wife, Sharon White Skaggs of record in Book 10585, page 817, Register's Office for Davidson County, Tennessee.

0592067

...REFERENCE

MAY 27 PM 1:53

...REGISTER
...COUNTY, TN.

99

TRACT 3:

Land in the Tenth Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823 dated April 20, 1999 and known as Job No. 980272 as follows:

Beginning at an iron pin set on the westerly margin of Baker Road, said point of beginning being the Northeast corner of the herein described tract and also being 105.07' southeasterly from the Southeast corner of the Mae F. Wilson land of record in Book 4663, page 253, R.O.D.C.,Tn.; thence with the margin of Baker Road (25' West of the centerline) S20°25'47"E 50.03' to an iron pin; thence leaving the margin of the said Road S67°32'45"W 488.53' to an iron pin; thence S72°39'59"W 1500.00' to an iron pin; thence S74°37'05"W 2501.80' to an iron pin; thence N29°26'13"W 974.73' to an iron pin in the line of the Delores Gibson, Trustee property of record in Book 9833, page 330, R.O.D.C.,Tn.; thence with Gibson's line the following 12 calls: N14°57'56"E 60.08' to an iron pin; thence N03°27'00"E 87.04' to an iron pin; thence N09°31'32"E 270.38' to an iron pin; thence N29°14'14"E 165.28' to an iron pin; thence N20°19'03"E 84.12' to an iron pin; thence N55°18'57"E 145.33' to an iron pin; thence S77°49'10"E 148.07' to an iron pin; thence S51°37'30"E 87.80' to an iron pin; thence S73°48'37"E 89.24' to an iron pin; thence S77°56'58"E 71.02' to an iron pin; thence S67°34'56"E 102.16' to an iron pin; thence S87°00'36"E 134.91' to an iron pin; thence leaving Gibson S15°47'27"E 700.00' to an iron pin; thence N82°17'59"E 3250.00' to an iron pin; thence N67°32'45"E 490.30' to the point of beginning containing 52.26 Acres more or less.

TRACT 4:

Land in the Tenth Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823 dated April 20, 1999 and known as Job No. 980272 as follows:

Beginning at an iron pin set on the westerly margin of Baker Road, said point of beginning being the Northeast corner of the herein described tract and also being 155.10' southeasterly from the Southeast corner of the Mae F. Wilson land of record in Book 4663, page 253, R.O.D.C.,Tn.; thence with the margin of Baker Road (25' West of the centerline) S20°25'47"E 50.03' to an iron pin; thence leaving the margin of the said Road S67°32'45"W 486.76' to an iron pin; thence S59°59'46"W 2050.00' to an iron pin; thence S66°21'02"W 630.00' to an iron pin; thence S73°30'55"W 1242.41' to an iron pin; thence N29°26'13"W 650.00' to an iron pin; thence N74°37'05"E 2501.80' to an iron pin; thence N72°39'59"E 1500.00' to an iron pin; thence N67°32'45"E 488.53' to the point of beginning, containing 39.97 acres more or less.

J470 05/27 0101 03CHECK 219.43

EXHIBIT "C"

TRACT 2:
Land in the Tenth Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823 dated April 20, 1999 and known as Job No. 980272 as follows:

Beginning at an iron pin set on the westerly margin of Baker Road, said point of beginning being the Northeast corner of the herein described tract and also being 55.04' southeasterly from the Southeast corner of the Mae F. Wilson land of record in Book 4663, page 253, R.O.D.C.,Tn.; thence with the margin of Baker Road (25' West of the centerline) S20°25'47"E 50.03' to an iron pin; thence leaving the margin of the said Road S67°32'45"W 490.30' to an iron pin; thence S82°17'59"W 3250.00' to an iron pin; thence N15°47'27"W 700.00' to an iron pin set in the line of the Delores M. Gibson, Trustee property of record in Book 9833, page 330 R.O.D.C.,Tn.; thence with Gibson's line the following 12 calls: N73°40'21"E 99.55' to an iron pin; thence N44°22'25"E 118.13' to an iron pin; thence N32°18'42"E 197.11' to an iron pin; thence N22°37'44"E 212.17' to an iron pin; thence N60°11'25"E 122.17' to an iron pin; thence S64°28'23"E 164.19' to an iron pin; thence S39°20'17"E 165.00' to an iron pin; thence S46°20'17"E 66.00' to an iron pin; thence S34°20'17"E 66.00' to an iron pin; thence S46°20'17"E 264.00' to an iron pin; thence S52°49'09"E 34.18' to an iron pin; thence N61°50'52"E 57.57' to an iron pin; thence S85°35'39"E 268.82' to an iron pin; thence leaving the Gibson property S02°54'35"E 80.00' to an iron pin; thence N85°16'23"E 1752.74' to an iron pin; thence S44°49'27"E 419.00' to an iron pin; thence N67°32'45"E 492.06' to the point of beginning, containing 43.52 Acres more or less.

TRACT 3:
Land in the Tenth Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823 dated April 20, 1999 and known as Job No. 980272 as follows:

Beginning at an iron pin set on the westerly margin of Baker Road, said point of beginning being the Northeast corner of the herein described tract and also being 105.07' southeasterly from the Southeast corner of the Mae F. Wilson land of record in Book 4663, page 253, R.O.D.C.,Tn.; thence with the margin of Baker Road (25' West of the centerline) S20°25'47"E 50.03' to an iron pin; thence leaving the margin of the said Road S67°32'45"W 488.53' to an iron pin; thence S72°39'59"W 1500.00' to an iron pin; thence S74°37'05"W 2501.80' to an iron pin; thence N29°26'13"W 974.73' to an iron pin in the line of the Delores Gibson, Trustee property of record in Book 9833, page 330, R.O.D.C.,Tn.; thence with Gibson's line the following 12 calls: N14°57'56"E 60.08' to an iron pin; thence N03°27'00"E 87.04' to an iron pin; thence N09°31'32"E 270.38' to an iron pin; thence N29°14'14"E 165.28' to an iron pin; thence N20°19'03"E 84.12' to an iron pin; thence N55°18'57"E 145.33' to an iron pin; thence S77°49'10"E 148.07' to an iron pin; thence S51°37'30"E 87.80' to an iron pin; thence S73°48'37"E 89.24' to an iron pin; thence S77°56'58"E 71.02' to an iron pin; thence S67°34'56"E 102.16' to an iron pin; thence S87°00'36"E 134.91' to an iron pin; thence leaving Gibson S15°47'27"E 700.00' to an iron pin; thence N82°17'59"E 3250.00' to an iron pin; thence N67°32'45"E 490.30' to the point of beginning containing 52.26 Acres more or less.

TRACT 4:
Land in the Tenth Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823 dated April 20, 1999 and known as Job No. 980272 as follows:

Beginning at an iron pin set on the westerly margin of Baker Road, said point of beginning being the Northeast corner of the herein described tract and also being 155.10' southeasterly from the Southeast corner of the Mae F. Wilson land of record in Book 4663, page 253, R.O.D.C.,Tn.; thence with the margin of Baker Road (25' West of the centerline) S20°25'47"E 50.03' to an iron pin; thence leaving the margin of the said Road S67°32'45"W 486.76' to an iron pin; thence S59°59'46"W 2050.00' to an iron pin; thence S66°21'02"W 630.00' to an iron pin; thence S73°30'55"W 1242.41' to an iron pin; thence N29°26'13"W 650.00' to an iron pin; thence N74°37'05"E 2501.80' to an iron pin; thence N72°39'59"E 1500.00' to an iron pin; thence N67°32'45"E 488.53' to the point of beginning, containing 39.97 acres more or less.

TRACT 5:

Land in the Tenth Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823 dated April 20, 1999 and known as Job No. 980272 as follows:

Beginning at an iron pin set on the westerly margin of Baker Road, said point of beginning being the Northeast corner of the herein described tract and also being 205.13' southeasterly from the Southeast corner of the Mae F. Wilson land of record in Book 4663, page 253, R.O.D.C.,Tn.; thence with the margin of Baker Road (25' West of the centerline) S20°25'47"E 50.03' to an iron pin; thence leaving the margin of the said Road S67°32'45"W 485.00 to an iron pin; thence S58°21'02"W 2122.90' to an iron pin; thence S66°21'02"W 735.00' to an iron pin; thence S78°21'02"W 600.00' to an iron pin; thence S26°05'28"W 554.98' to an iron pin; thence S29°26'13"E 2248.56' to an iron pin; thence with the line of Wallace Adams property of record in Book 8908, page 75, R.O.D.C.,Tn, S70°49'18"W 458.06' to an iron pin; thence leaving Adams and with Joseph A. Towers IV land of record in Book 8333, page 569, R.O.D.C.,Tn. N45°42'00"W 790.01' to an existing iron pin; thence leaving Towers and with Neal Dickens property of record in Book 5216, page 261, R.O.D.C.,Tn. N15°57'44"E 138.70' to an iron pin set; thence N74°32'17"W 909.26' to an iron pin set; thence S14°27'43"W 303.60' to an iron pin thence with various property owners N74°32'17"W 1336.50' to an iron pin; thence with the lands of Delores M. Gibson, Trustee property of record in Book 9833, page 330, R.O.D.C.,Tn. the following calls: N18°36'38"W 171.17' to an iron pin set; thence S74°11'59"E 462.00' to an iron pin ; thence N13°33'02"E 643.50' to an iron pin set; thence N23°18'02"E 330.00' to an iron pin set; thence N13°18'02E 396.00' to an iron pin; thence N03°18'02"E 99.00' to an iron pin; thence N05°03'34"W 1130.68' to an iron pin ; thence with a tree row and old fence pieces N66°42'07"E 167.03' to an iron pin; thence N48°04'30"E 158.31' to an iron pin; thence N36°20'13"E 85.31' to an iron pin; thence N24°21'33"E 74.64' to an iron pin; thence N14°57'56"E 97.23' to an iron pin; thence leaving Gibson property S29°26'13"E 1624.73' to an iron pin; thence N73°30'55"E 1242.41' to an iron pin; thence N66°21'02"E 630.00' to an iron pin; thence N59°59'46"E 2050.00' to an iron pin; thence N67°32'45"E 486.76' to the point of beginning, containing 117.41 Acres more or less.

TRACT 6 & 7:

Land in the Tenth Councilmanic District of Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823 dated April 20, 1999 and known as Job No. 980272 as follows:

Beginning at an iron pin set on the westerly margin of Baker Road, said point of beginning being the Northeast corner of the herein described tract and also being 255.16' southeasterly from the Southeast corner of the Mae F. Wilson land of record in Book 4663, page 253, R.O.D.C.,Tn.; thence with the margin of Baker Road (25' West of the centerline) S20°25'47"E 327.61' to an iron pin; thence leaving the margin of the said Road and with the line of William R. Covington land (Bk.7186,pg.916) S67°34'04"W 76.97' to a point; thence leaving Covington N22°16'16"W 7.99' to the Southeast corner of the James Robinson land of record in Book 7109, page 314, R.O.D.C.,Tn. thence with Robinson the following calls: N22°16'16"W 219.39' to an existing iron pipe; thence S67°32'45"W 397.18' to an iron pin set ; thence S22°12'58"E 219.23' to an iron pin set ; thence N67°34'09"E 397.39' to an iron pin; thence leaving Robinson S22°16'16"E 7.99' to a point in the line of the said Covington property; thence continuing with Covington S67°34'04"W 1076.74' to an iron pin; thence S16°44'28"E 242.99' to an existing iron pin; thence S74°36'13"W 856.51' to an existing iron pin; thence S14°52'46"W 649.50' to an iron pin; thence leaving Covington and with the line of Albert Burnette land of record in Book 4819, page 458, R.O.D.C.,Tn. and then with Houchin land of record in Book 4846, page 983, R.O.D.C.,Tn. S14°39'49"W 1191.33' to an existing iron pin; thence with the line of Roy Upton (Book 7065, page 947) S18°05'57"W 578.49' to a PK nail set in a 28" Beech tree; thence with Burnette land (Book6934, page 413) S22°38'53"W 161.10' to an existing iron pin; thence With Eddie Henry land (Bk.8233,pg.523) S19°41'51"W 489.13' to an existing iron pin; thence with Adams (Bk.8908, pg.75) S70°49'18"W 76.76' to an iron pin set under a TVA tower; thence with the centerline of a TVA Transmission line N29°26'13"W 2248.56' to an iron pin; thence leaving TVA N26°05'28"E 554.98' to an iron pin; thence N78°21'02"E 600.00' to an iron pin; thence N66°21'02"E 735.00' to an iron pin; thence N58°21'02"E 2122.90' to an iron pin; thence N67°32'45"E 485.00' to the point of beginning , containing 86.28 acres more or less.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11497 PG. 223

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

05920067

99 MAY 27 PM 1:53

REGISTER
DAVIDSON COUNTY, TN.

		CAMT	52010.00
		CON TX	192.43
		PRFEE	1.00
		WDEED	24.00
		CFEE	2.00
		TOTAL	219.43
		CHECK	219.43
05/27/99	01	13:57 0001	1470

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1466043