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.
Chad George 3927 Dry Fork Road Whites Creek, TN 37189	Same as New Owner	Map 40 Parcel 188

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, VIRGIL RAY, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto CHAD GEORGE, 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:

> LAND in the First Councilmanic District, the Second Civil District of Davidson County, Tennessee, being Lot No. 3 on the Plan of Mill Stream Subdivision, which plan is of record in Plat Book 7900, page 992, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lot.
>
> BEING a part of the same property conveyed to Virgil Ray by deed from Country Maid Farms, Inc., a Tennessee Corporation, of record in Book 10104, page 814, said Register's Office.
>
> The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.
>
> This is unimproved property on Whites Creek Pike, Whites Creek, Tennessee 37189.

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 I, the GRANTOR, do covenant with the said GRANTEE, that I am 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, and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Any and all matters as they may appear on the Plan of record in Book 7900, page 992, said Register's Office.

3. Easement for natural flow of a creek.

4. Restrictive Covenants of record in Book 9526, page 954, as amended in Book 10084, page 691, said Register's Office.

5. The back portion of the lot being in the 100-year flood plain.

6. Deed of Conveyance of Water Lines to the Metropolitan Government of Nashville and Davidson County, TN of record in Book 9988, page 856, said Register's Office.

7. Deed of Conveyance of Sewer Lines to the Metropolitan Government of Nashville and Davidson County, TN of record in Book 9988, page 848, said Register's Office.

And, I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. Section 26-2-307 or other similar statute.

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

"GRANTOR"
VIRGIL RAY

"GRANTEE"
CHAD GEORGE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VIRGIL RAY and CHAD GEORGE, 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 22nd day of November, 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 $15,000.00.

Affiant

Sworn to and subscribed before me, this the 22nd day of November, 1999.

NOTARY PUBLIC

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

06611729

RECEIVED FOR REFERENCE

99 NOV 29 PM 3:17

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

5929 11/29 0101 02CHECK 66.50

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

BOOK 11759 PAGE 743

0661729

REFERENCE

99 NOV 29 PM 3:17

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	15000.00
CON TX	55.50
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	66.50
CHECK	66.50

11/29/99 01 15:17 0001 5929

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1543551