THIS INSTRUMENT PREPARED BY:

mail to

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

Instr:200001060001907 Page: 1 OF 2
REC'D FOR REC 01/06/2000 11:54:09AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $148.00

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Steven K. Pentecost, et ux 103 Droughon Drive Greenbrier, TN 37073	Same as New Owner	Map 15 P/O Parcel 154

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, NELDA H. PENTECOST and MARIE G. HELTON, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto STEVEN K. PENTECOST and wife, LISA K. PENTECOST, 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 certain tract or parcel of land in the First Councilmanic District of Davidson County, Tennessee, described according to a survey dated June 9, 1999 by Tommy E. Walker, Registered Land Surveyor, License No. 1465, as follows:

BEGINNING at an iron pin in the westerly margin of Ridgewood Road, said point being North 02 deg. 05 min. 27 sec. East 951.64 feet from the center line of the intersection of Union Hill Road and Ridgewood Road; thence, leaving Ridgewood Road South 84 deg. 16 min. 03 sec. West 449.94 feet to an iron pin; thence North 80 deg. 52 min. 40 sec. West 363.09 feet to an iron pin; thence North 06 deg. 58 min. 10 sec. East 355.56 feet to an iron pin; thence South 73 deg. 59 min. 26 sec. East 771.73 feet to an iron pin in the westerly margin of Ridgewood Road; thence with said margin of said road, on a curve having a radius of 1,332.00 feet, a tangent of 77.22 feet, a delta of 6 deg. 38 min. 09 sec., a chord of 154.18 feet, a chord bearing of South 07 deg. 55 min. 11 sec. East and a length of 154.27 feet to the point of beginning and containing 5.007 acres, more or less.

BEING a part of the same properties conveyed to Nelda H. Pentecost by deed from Marie G. Helton, of record in Book 7551, page 578, Register's Office for Davidson County, Tennessee, wherein a life estate was reserved for the Grantor, Marie G. Helton. Marie G. Helton joins in this conveyance to convey her life estate in the property described in this conveyance, but continues to reserve her life estate in the remainder of the property.

The foregoing description was prepared from a survey dated June 9, 1999, by Tommy E. Walker, Registered Land Surveyor, No. 1465.

The said property is unimproved property located on Ridgewood Road, Goodlettsville, Tennessee 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.

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"

Nelda H. Pentecost
NELDA H. PENTECOST

Marie G. Helton
MARIE G. HELTON

"GRANTEES"

Steven K. Pentecost
STEVEN K. PENTECOST

Lisa K. Pentecost
LISA K. PENTECOST

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NELDA H. PENTECOST and MARIE G. HELTON, and STEVEN K. PENTECOST and wife, LISA K. PENTECOST, 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 10th day of December, 1999.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
My Comm. Expires Aug. 29, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Steven K Pentecost
Affiant

Sworn to and subscribed before me, this the 10th day of December, 1999.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
My Comm. Expires Aug. 29, 2001