FILE NO. SP38965

FILE BOX "7"

FORM NO WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May, 20 00

Notary Public

MY COMMISSION EXPIRES: 3/26/02

(AFFIX SEAL)

Instr:200006060056226 Page: 1 OF 2
REC'D FOR REC 06/06/2000 11:42:31AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $277.50

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT A. FENING, JR. (NAME)	S A M E (NAME)	183-112
230 Battle Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	5D 21414
Antioch, TN 37013 (CITY) (STATE) (P.O ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 JON YARBROUGH and wife, KATHERINE L. YARBROUGH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT A. FENING, JR.

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:

LAND in the 5th Civil District of Davidson County, Tennessee, being Tract No. 8 on the survey of a portion of the Burkitt Estate Farm, more fully described according to a survey by Billy Carl Tomlin, dated April 16, 1976, not of record.

Said tract is bound in general on the North by Tracts 6 and 7; on the west by Edwards and Harris, on the South by Burkitt's Tract No. 9, on the East by Battle Road.

COMMENCING at a point in the west margin of Battle Road, said point being Huffman's northeast corner; thence with the west margin of Battle Road N 34° 35' W 667 feet; and N 6° 45' E 910 feet to the point of beginning; thence with a new staked line N 84° 5' W 921 feet to an iron pin in Edwards & Harris' east fence line; thence with said fence line N 5° 30' East 300 feet to an iron pin; thence with a new staked line S 84° 5' E 921 feet to an iron pin in the west margin of Battle Road; thence with the west margin S 6° 45' W 300 feet to the point of beginning, containing 6.33 acres more or less.

BEING the same property conveyed to Jon Yarbrough and wife, Katherine L. Yarbrough by deed from Robert V. Hailey and wife, Ann D. Hailey and Charles R. Dornan, as tenants in common, of record in Book 7749, page 443, Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as Approx. 6.34 Acres, Battle Road, Antioch, Tennessee 37013
(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 30th day of MAY, 20 00

X Jon Yarbrough
JON YARBROUGH

X Katherine L. Yarbrough
KATHERINE L. YARBROUGH

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JON YARBROUGH and wife, KATHERINE L. YARBROUGH

the bargainors, 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 30th day of May, 2000.

Commission Expires 5/26/02

Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 20____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO