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FORM NO. WD-1

This Instrument Prepared By:
WILLIAM D. CASTLEMAN, ATTY
807 American Trust Bldg.
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 626,638.72

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January 1980

Notary Public

MY COMMISSION EXPIRES: 1-31-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RIVER PARK PROPERTIES (NAME)	TVB Mortgage Corporation (NAME)	Map 81-2
701 Loretta Drive (STREET ADDRESS OR ROUTE NUMBER)	800 Main Street (STREET ADDRESS)	Par 175
Goodlettsville, Tn. 37072 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	8DA-14109

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, TOM SKINNER and wife, JANET SKINNER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RIVER PARK PROPERTIES, A Tennessee General Partnership,

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 Davidson County, Tennessee, being part of Tracts 7, 8 and 9 on the Map of G. W. Ankanbauer Estates, as divided in Chancery Court under Rule No. 65611, described according to a survey made by Turner Engineering Company, Inc., on March 25, 1966, as follows: BEGINNING at an iron pin in the northwesterly margin of 28th Avenue, North, said pin being 284 feet southerly from the center of Clarksville Highway; thence South 34° 10' West 53.60 feet to a corner post located in the northwesterly margin of said 28th Avenue, North; thence North 77° 03' West 804.90 feet to an iron pin; thence South 55° 50' East 550.0 feet to an iron pin in the northwesterly line of the Hagey Heirs property; thence south 34° 10' West 126.50 feet to an iron pin; thence south 77° 03' east with the rear line of Hagey Heirs Property 214.80 feet to the point of beginning, containing 3.87 acres, more or less.

INCLUDED in the above description but EXCLUDED herein is a strip of land in the 19th Councilmatic District of the Metropolitan Government of Nashville and Davidson County, Tennessee, described according to a plan made by the State of Tennessee Department of Transportation Bureau of Highways known as Project No. 19037-2207-04 (28th Avenue, North). BEGINNING at a point where the property line between C. A. Waterson and John P. Brown, Jr., intersects the present west margin of 28th Avenue, North; thence North 74° 14' West 11.5 feet along said property line to a point; thence northeasterly 51.3 feet around a curve that has a 476.74 foot radius on the New Relocated West Margin of 28th Avenue, North to a point; thence North 36° 48' 58" East 2.2 feet along the New Relocated West margin of 28th Avenue, North to a point; thence South 74° 14' East 11.8 feet along the property line between John P. Brown, Jr., and Chevron Oil Company to a point; thence South 36° 48' 58" West 6.5 feet along the present west margin of 28th Avenue, North to a point; thence southwesterly 46.7 feet around a curve that has a 465.74 foot radius on the present west margin of 28th Avenue North to the point of beginning.

This conveyance is made subject to the encumbrances as shown on the reverse page of this deed.

unimproved ( )
This is improved (X) property, known as 2027 - 28th Avenue, North, Nashville, Tennessee
(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 14th day of January, 1980

Janet Skinner

Tom Skinner

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tom Skinner and wife, Janet Skinner,

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of January 1980.

Commission expires 1-31-81.

Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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

WARRANTY DEED

FROM

TOM SKINNER, ET UX, JANET SKINNER,

TO

RIVER PARK PROPERTIES, a Tennessee General Partnership,

F 73273

IDENTIF. REFERENCE

JAN 22 2 08 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Lawyers Title of Middle Tennessee, Inc.

Titles Guaranteed

NASHVILLE, TENN.

8591 01/22 1635.55 - CHECK

This conveyance is made subject to the following exceptions:

(1) Deed of Trust executed by John B. Brown, Jr., to Miller Kimbrough, Trustee, of record in Book 4728, Page 236, R.O.D.C., Tennessee, to secure to Kimbrough-Kavanaugh & Assoc., Inc., the original amount of $635.00;

(2) Deed of Trust executed by John P. Brown, Jr., to Max Greenberg, Trustee, of record in Book 4728, Page 243, said Register's Office, to secure one note dated July 16, 1973, in the original amount of $73,989.76,

(3) Financing statement filed under the Uniform Commercial Code by John P. Brown, Jr., to Kimbrough-Kavanaugh & Assoc., of record in Book 4728, page 246, said Register's Office.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

626638.72- CO
1629.16 CO TX
.50 PRFEE
6.00 WDEED
CHECK 1635.66-
B591A01/22/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 7 3 2 7 3

IDENTIF. REFERENCE

JAN 22 2 08 PM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 738059