WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Nos.
James R. Trathen and Gloria C. Trathen 808 Battery Lane Nashville, Tennessee	James R. Trathen and Gloria C. Trathen 808 Battery Lane Nashville, Tennessee	Oak Hill 8745

THIS INSTRUMENT PREPARED BY
DEARBORN & EWING, ATTORNEYS
SUITE 1200, ONE COMMERCE PLACE
NASHVILLE, TENNESSEE 37239

STATE OF TENNESSEE)
County of Davidson)

The actual consideration or value, whichever is greater, for this conveyance, is $ 105,000.00.

Affiant

Sworn to and subscribed before me this 16th day of May, 1980.

NOTARY PUBLIC

~~My Commission Expires:~~ Dep Neg.

For and in consideration of the sum of One Hundred Five Thousand and no/100 Dollars ($105,000.00), of which Forty Thousand and no/100 Dollars ($40,000.00) (including $2,500.00 earnest money), has been paid in cash by James R. Trathen and Gloria C. Trathen (hereinafter referred to as the "Grantees"), the receipt of which is hereby acknowledged, the assumption of a first mortgage owing to First and Mid-South Mortgage Company in the approximate amount of Thirteen Thousand Five Hundred and no/100 Dollars ($13,500.00), and note secured by deed of trust for the balance of the purchase price in the approximate amount of Fifty-One Thousand Five Hundred and no/100 Dollars ($51,500.00), payable and with interest as provided in said note, we, William N. Dearborn, as Executor named in copy of will presented to the Chancery Court of Davidson County, Tennessee (Rule No. 80-683, filed April 11, 1980) for certification to the Probate Court of Davidson County, Tennessee, of a lost will, as the last will and testament of Tyler B. Green, and Dorothy G. Luton and James A. Green as the heirs of Tyler B. Green (hereinafter referred to as the "Grantors"), have bargained and sold and by these presents do transfer and convey unto the said Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of E. N. Kennon, Jr. Subdivision, as of record in Book 2330, page 143, Register's Office for said County. Said Lot No. 2 fronts 236.8 feet on the southerly side of Battery Lane and extends back between parallel lines 183.95 feet to a dead line.

Being the same property conveyed to Tyler B. Green by deed from Roy M. Wilkins and wife, Barbara Wilkins, dated June 29, 1964, of record in Book 3491, page 1, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants dated August 5, 1947, filed for record August 5, 1947, in Book 1512, page 141, Register's Office for Davidson County, Tennessee, Restrictive Covenants contained in the deed from Clifford B. Thomson and wife, to Roy M. Wilkins and wife, dated August 28, 1959, recorded September 17, 1959, in Book 2960, page 467, Register's Office for Davidson County, Tennessee, and also subject to lien securing the obligation owing the First and Mid-South Mortgage Company which is of record in Book 3494, page 331, Register's Office for Davidson County, Tennessee.

This is improved property known as 808 Battery Lane, Nashville, Tennessee 37220.

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 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 this 24th day of April, 1980.

William N. Dearborn, Executor
WILLIAM N. DEARBORN, EXECUTOR

Dorothy G. Luton
DOROTHY G. LUTON

James A. Green
JAMES A. GREEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sue B. Hardin, a Notary Public in and for said County and State, the within named William N. Dearborn, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of April, 1980.

Sue B. Hardin
NOTARY PUBLIC

My Commission Expires: 5/13/80

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sue B. Hardin, a Notary Public in and for said County and State, the within named Dorothy G. Luton, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of April, 1980.

Sue B. Hardin
NOTARY PUBLIC

My Commission Expires: 5/13/80

STATE OF FLORIDA)
COUNTY OF Bay)

Personally appeared before me, James A Green, a Notary Public in and for said County and State, the within named James A. Green, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Panama City, Florida, this 5th day of May, 1980.

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES APRIL 24, 1981

F 8977 I. Mail Ins.

IDENTIF. REFERENCE

MAY 16 2 59 PM '80

DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5603 PAGE 91

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

1050 .00- CO
273.00 CO TX
.50 PRFEE
6.00 MGELD
CHECK 279.50-
9495A05/16/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 8977 I.

IDENTIF. REFERENCE

MAY 16 2 59 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 758165