BOOK 5622 PAGE 63

FROM: Karen Dunn Noel, Trustee

TO: Walter L. Timmons, Jr., Trustee

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address New Owner as follows:
Walter L. Timmons, Jr., Trustee
Suite 202
107 Music City Circle
Nashville, Tennessee 37214

Send Tax Bills to: Same

Map-Parcel No.
90-12
57

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

Stephen C Baker
Affiant

Subscribed and sworn to before me, this the 3rd day of July, 1980.

Melanie A. Parker
Notary Public

My Comm. Expires: Oct. 18, 1981

WARRANTY DEED

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, I, Karen Dunn Noel, Trustee, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Walter L. Timmons, Jr., Trustee hereinafter called the GRANTEE, his successors and assigns, with full power to transfer and encumber without joinder of any beneficiary, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land in the 8th Civil District of Davidson County, Tennessee, Being Lots 2 & 3 and part of an abandoned alley as shown on the plan of Subdivision of Lot 28 and part of Lot 30, of the B. F. Cockrill Estate as of Record in Book 332, Page 002, Register's Office for Davidson County, Tennessee, and being described by survey of Barry Greer & Associates, dated June 30, 1980, as follows:

Beginning at an iron pin set at the intersection of the east right of way of Croley Drive and the North right of way of Robertson Avenue and proceeding as follows; with said right of way of Croley Drive, N 04° 00' E, 152 feet to an iron pin set at the southwest corner of Lot 11, thence with the north right of way of an abandoned alley, S 84° 42' E, 192 feet to an iron pin, thence, S 04° 00' W, 152 feet to an iron pin in said right of way of Robertson Avenue at the southeast corner of Lot 2, thence with said right of way, N 84° 42' W, 192 feet to the beginning and containing 0.67 acres, more or less.

Being the same property conveyed to Karen Dunn Noel, Trustee, by installment deed from Alan D. Goodwin and wife, Elaine C. Goodwin, of record in Book 5138, page 555, Register's Office for Davidson County, Tennessee.

The above described property is conveyed subject to the following:

1. Metropolitan Government taxes for 1980 - a lien, but not yet due and payable.

2. Easement retained in closed alleyway for existing and future utilities, including drainage facilities, by Metro Ordinance No. 64-325, dated September 1, 1964.

3. Deed of trust from C. P. Lynch and wife, Margaret C. Lynch to Miller Kimbrough, Trustee, dated March 12, 1965, of record in Book 3869, page 695, said Register's Office, to secure an indebtedness evidenced by a promissory note of even date in the original principal amount of $93,000.00, payable to Kimbrough-Kavanaugh and Associates, Inc.

4. Deed of trust from Alan D. Goodwin and wife, Elaine C. Goodwin, to P. E. Lynch, Trustee, dated June 23, 1969, of record in Book 4346, page 24, said Register's Office, to secure an indebtedness evidenced by a promissory note of even date in the original principal amount of $27,500.00, payable to C. P. Lynch and wife, Margaret C. Lynch.

5. Vendor's lien retained in an installment deed dated April 14, 1977, from Alan D. Goodwin and wife, Elaine C. Goodwin to Karen Dunn Noel, Trustee, which deed further conveys such property to John G. Doak, Trustee, of record in Book 5138, page 555, said Register's Office, to secure an indebtedness evidenced by a promissory note of even date in the original principal amount of $64,000.00.

6. Such easements and encroachments as set forth on the survey of Barry Greer & Associates, dated June 30, 1980.

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 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 the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs successors, assigns 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.

WITNESS my hand this 3rd day of July, 1980.

Karen Dunn Noel, Trustee
Karen Dunn Noel, Trustee

STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, Stephen C. Baker, a Notary Public in and for said County and State, the within named Karen Dunn Noel, Trustee, 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 seal, at office in Nashville, Tennessee, this the 3rd day of July, 1980.

Stephen C. Baker
NOTARY PUBLIC

My Commission Expires: 1-22-84

F. 96673

IDENTIF. REFERENCE

JUL 8 2 56 PM '80

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5622 PAGE 65

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
			340000.00- CO	
			884.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 890.50-	
			8408A07/08/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.9.6673

T
IDENTIF. REFERENCE

JUL 8 2 56 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 766742