This Instrument Prepared By:
Thompson and Crawford
14th Floor
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 3638 PAGE 544

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
J.M.R. Investments	Same	117-15 Parcel 3 (Tract I)
P. O. Box 121086		117-15 Parcel 5(part) (Tract II)
Nashville, Tennessee 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by Grantee of an indebtedness to Edwin A. Keeble and wife, Alice B. Keeble as evidenced by an installment deed of record in Book 5239, page 101, Register's Office for Davidson County, Tennessee, and the assumption by Grantee of an indebtedness to Commerce Union Bank as evidenced by a deed of trust of record in Book 5239, page 244, Register's Office for Davidson County, Tennessee, MARGARET NORVELL WARD ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto J.M.R. INVESTMENTS ("Grantee"), a sole proprietorship, certain real estate in Davidson County, Tennessee, as follows:

Tract I:

A tract of land in the 7th Civil District of Davidson County, Tennessee, being parts of Lots Nos. 2 and 3 on the Map of Glen Echo Subdivision of the Noel Property, not of record, and described according to a copy of a survey made December 26, 1977, by Hal R. Swann, Jr., Surveyor, as follows:

BEGINNING at a concrete monument in the northerly margin of Glen Echo Drive, at the southwest corner of the 20-foot strip conveyed to City of Nashville for the Electric Power Board by deed of record in Book 2019, page 401, Register's Office for said County; thence along the westerly margin of said 20-foot strip, North 22° 45' East 453.9 feet to an iron pin; thence North 88° 15' West 126.6 feet to an iron pin; thence South 22° 45' West 429.5 feet to an iron pin in the northerly margin of Glen Echo Drive; thence along the margin of the same, South 77° 15' East 120.0 feet to the beginning.

Being the same property conveyed to Margaret Norvell Ward by deed from Party & Rental Services, Inc., of record in Book 5271, page 951, Register's Office for Davidson County, Tennessee.

RUSH

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
AUG 18 11 33 AM '80

IDENTIF. REFERENCE

G02946

Tract II:

BEGINNING on a point on the northern margin of Glen Echo Drive, which point is located 362 feet, more or less, from the northeast corner of the intersection of Hillsboro Road and Glen Echo Drive, thence generally northerly 438 feet, more or less, to a point; thence generally easterly 10 feet to a point; thence generally southerly 438 feet, more or less, to a point; thence westerly with the northerly margin of Glen Echo Drive to the point of beginning. Said tract is further described as being the 10 feet on the western side of lot 5, map 117-15, and the western side of lot 70, map 117-11, and is contiguous to the 20' strip conveyed to the city of Nashville for the Electric Power Board by Deed of Record in Book 2019, page 401.

Being the same property conveyed to Margaret N. Ward by deed from William P. Sutherland, Executor of the Estate of Edwin A. Keeble, deceased, of record in Book 5579, page 300, Register's office for Davidson County, Tennessee.

Margaret Norvell Ward and Margaret N. Ward are one and the same person.

Tract I is improved real property known as 2000 Glen Echo Drive, Nashville, Tennessee 37215. Tract II is unimproved.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that she is lawfully seized and possessed of the aforesaid real estate in fee simple; that she has a good right to sell and convey the same; and that the same is unencumbered, except for (1) 1980 real estate taxes to be prorated and assumed by Grantee; (2) easements, covenants, restrictions, and building lines of record; (3) applicable zoning and building laws; (4) the installment deed herein assumed by Grantee, and (5) the deed of trust herein assumed by Grantee.

AND Grantor further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming under it.

William M. Ward joins in the execution of this deed for the purpose of conveying any interest he may have in the herein described property by reason of his marriage to Grantor.

Alice B. Keeble, wife of Edwin A. Keeble and beneficiary and Co-Trustee of a Testamentary Trust under the Last Will and Testament of Edwin A. Keeble dated April 5, 1977 and Commerce Union Bank, Co-Trustee of the aforementioned Testamentary Trust, join in the execution of this deed for the purpose of conveying any interest they may have in the herein described property.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed on this 31st day of July, 1980.

Margaret Norvell Ward
MARGARET NORVELL WARD

William M. Ward
WILLIAM M. WARD

Alice B. Keeble
ALICE B. KEEBLE

ATTEST:
Frances Smith, V.P.

COMMERCE UNION BANK
By: M. Keith Scales
Senior Vice President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

J. M. Rodgers
AFFIANT

Subscribed and sworn to before me, this 31st day of July, 1980.

Kenneth P. Eglin
NOTARY PUBLIC

My Commission Expires: 17 July '83

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARGARET NORVELL WARD and WILLIAM N. WARD, the bargainors, 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 31st day of July, 1980.

Kenneth P. Eglin
NOTARY PUBLIC

My Commission Expires:

17 July 1983

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ALICE B. KEEBLE, 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 31st day of July, 1980.

NOTARY PUBLIC

My Commission Expires:

10/11/80

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, KENNETH P. EZELL, JR., a Notary Public within and for the State and County aforesaid, personally appeared M. KIRK SCOBEY, JR. and T. JANICE LITTLE with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the SENIOR VICE PRESIDENT and SENIOR VICE PRESIDENT respectively of the Commerce Union Bank the within named bargainor, and corporation, and that they as such SENIOR VICE PRESIDENTS, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said M. KIRK SCOBEY, JR as such SENIOR VICE PRESIDENT, and attesting the same by the said T. JANICE LITTLE as such SENIOR VICE PRESIDENT.

Witness my hand and official seal at office at NASHVILLE TENNESSEE on this the 1ST day of AUGUST, 1980.

NOTARY PUBLIC

My Commission Expires:

17 July 1983

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5638 PAGE 548

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
			415000.00-	CO
			1079.00	CO TX
			.50	PRFEE
			12.00	WDEED
			CHECK	1091.50-
6291	A	08/18/80	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 0 2 9 4 6

IDENTIF. REFERENCE

Aug 18 11 3, AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 774349