This instrument prepared by Edward J. Gross, 1607 Parkway Towers, Nashville, Tn. 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Thomas D. Small (NAME)	Churchill Mortgage Corporation (NAME)	15DZ31800
2313 Riverside Dr. (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E. Suite 300 (STREET ADDRESS)	Map 72-7
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Atlanta, GA (CITY) (ZONE) (STATE)	Parcel 271

FOR AND IN CONSIDERATION of the sum of $10.00 BOOK 5720 PAGE 693

Dollars,

and other good and valuable consideration and the continued payment of the Deed of Trust to Churchill Mortgage Corporation of Atlanta, Georgia recorded in Book 5315, page 780, Registrars Office of Davidson County which was assumed by the party to this deed in Book 5454, Page 672. Thomas D. Small further agrees to absolve Eric Allan Lucas of all financial responsibility and obligation growing out of his assumption of this Deed of Trust from this date forward, therefore I

Eric Allan Lucas

have this day bargained and sold, and do hereby transfer and convey unto the said Thomas D. Small

his (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 68 on the plan of the subdivision of the R. M. Dudley 30-Acre Tract on Williams Ferry Rd, described according to a survey made 10/14/1913 and further described according to a survey made by John B. Kohl, III, Tennessee Registered Surveyor No. 100, dated 6/23/78, as follows:

BEGINNING at a point on the easterly margin of riverside Drive, formerly Riverside Boulevard, northwardly 192 feet, more or less, from the intersection of the easterly margin of Riverside Drive and the northerly margin of McGavock Pike, at the northwesterly corner of the property conveyed to W. O. Crews, et ux, by deed from S. P. Holt et ux, of record in Book 1344, page 635, Register's Office for said County, being Lot No. 69, said plan; thence with the northerly line of Lot No. 69, eastwardly 170 feet, more or less, lto a point on the westerly margin of an alley; thence, with the westerly margin of said alley, northwardly 40 feet, more or less, to the southeasterly corner of the property conveyed to Ben H. Carden, et ux, by deed from Earnest W. Benz, Trustee of record in Book 1148, page 325, said Register's Office; thence with Carden's southerly property line, westwardly 170 feet, more or less, to a point on the easterly margin of Riverside Drive; thence, with the easterly margin of Riverside Drive; thence, with the easterly margin of Riverside Drive 80 feet, more or less, to the point of beginning.

Being the same property conveyed to Thomas D. Small and Eric Lucas, by deed from James George Holvey and wife Jeanne A. Holvy of record Book 5454 Page 672, Registers Office of Davidson County, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,773.44

Subscribed and sworn to before me, this the 12th day of March, 19 81.

Affiant

My commission expires: 1/15/83 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 2313 Riverside Dr. Nashville, Tenn. 37206 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Thomas D. Small (successors), heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. I further covenant and bind my heirs and representatives, to warrant and forever defend the title to said real estate to said Thomas D. Small (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand thus 12th day of January, 1981. corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date

Eric Allan Lucas

ERIC ALLAN LUCAS

BOOK 5720 PAGE 694

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Deborah Starkey Adair, *a Notary Public in and for said County and State,* Eric Allan Lucas *the within named 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 Davidson County, *Tennessee, this* 12th *day of* March, *19* 81

Notary Public

Commission expires 1/15/83

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19* .....

.....*Notary Public*

Commission expires .....

G 3 2 9 9 3

4672 03/12 55.38- CHECK

IDENTIF. REFERENCE

MAR 12 4 15 PM '81

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
ERIC ALLAN LUCAS

TO
THOMAS D. SMALL

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-1631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5720 PAGE 695

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

18773.44- CO
48.88 CO TX
.50 PRFEE
6.00 WDEED
CHECK 55.38-
4672A03/12/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G32993

IDENTIF. REFERENCE

MAR 12 4 15 PM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 811396