[Address New Owner:	]Send Tax Bills to:	]Map-Parcel Numbers]
[James I. Vance Berry, Trustee [21st Floor [First American Center [Nashville, TN 37238	]Crescent Properties Company]15th Floor, Third National Bank Bldg.]Nashville, TN 37219	] 7 DZ-32990] 130-5-129
[This instrument prepared by: Boult, Cummings, Conners & Berry, [21st Floor, First American Center, Nashville, TN 37238		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Michael G. Shears and wife, Katherine B. Shears (collectively the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said James I. Vance Berry, Trustee (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference ("the Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Installment Deed from Michael G. Shears and wife, Katherine B. Shears, to Corinne Bandy Wenning, unmarried, of record in Book 5713, page 37, said Register's Office.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater, for this transfer is $_____.

_____
Affiant

[Subscribed and sworn to before me this 27th day of September, 1981.

_____
Notary Public
My commission Expires: 1-10-82

This is improved property, known as 311 West Tyne Boulevard, Nashville, Tennessee.

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, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind Grantor, and Grantor's heirs and representatives, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 22nd day of September, 1981.

Michael G. Shears
MICHAEL G. SHEARS

Katherine B. Shears
KATHERINE B. SHEARS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Mark K. Medlock a Notary Public in and for said County and State, the within named Michael G. Shears and wife, Katherine B. Shears, 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 22nd day of September, 1981.

Mark K. Medlock
Notary Public

My Commission Expires: 10/21/84

"EXHIBT A" DESCRIPTION

BOOK 5797 PAGE 316

Land in Davidson County, Tennessee, being part of Lots 10 and 11 and all of Lots 12, 13, 14 and 15, Block 5, on the Plan of Highlands of Belle Meade No. 1, as of record in Book 547, page 180, Register's office for said County, described as follows:

BEGINNING at a point in the easterly margin of Page Road 75 feet north of the southwesterly corner of Lot 11 and being the northwest corner of the property conveyed to Jack L. Minton, Jr. and wife, of record in Deed Book 3831, page 292, said Register's Office; thence with the margin of Page Road, northerly 261 feet 10 inches to a point, said point being the northwesterly corner of Lot 12 and being the southerly margin of West Tyne Drive; thence easterly with the southerly margin of said Drive, 587 feet 1 inch to a point in the westerly margin of Nichol Lane; thence with the margin of Nichol Lane, south 384 feet 8 inches to a point, said point being the southeasterly corner of Lot 15; thence westerly 196.5 feet to a point, being the southwesterly corner of the property conveyed to O. H. Mason, by deed of record in Deed Book 3071, page 133, said Register's Office; thence northerly with the easterly margin of the property conveyed to O. H. Mason, by deed of record in Deed Book 3071, page 133, and easterly margin of the property conveyed to Jack L. Minton, Jr., by deed of record in Deed Book 3831, page 292, 200 feet to Minton's northeast corner; thence with Minton's northerly line westerly 213.5 feet to the point of beginning.

Being the same property conveyed to Michael G. Shears and wife Katherine B. Shears by Installment Deed from Corinne Bandy Wenning, of record in Book 5713, page 37, Register's Office for Davidson County, Tennessee.

G 6 0 8 5 8

IDENTIF. REFERENCE

SEP 22 2 38 PM '81

FELIX Z. KLEINMAN REGISTER
DAVIDSON COUNTY, TENN.

9214 03/22 1049.50- CHECK

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5797 PAGE 317

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
			1040.00	CO TX
			.50	PRFEE
			9.00	WDEED
				CHECK 1049.50-
			9214A09/22/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

660858

IDENTIF. REFERENCE

SEP 22 2 38 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 844663