WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

BOOK 6040 PAGE 344

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
M/Ms. Edward A. Fish (NAME)	New Owner (NAME)	116-10
2416 Hillsboro Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	20
Nashville, TN. 37212 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB# BM-6235

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, JAMES W. BILYEU a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EDWARD A. FISH and wife MARGUERITE FISH

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 25 on the Map of Bransford Realty Company's Berkeley Hills Subdivision as of record in Plat Book 547, pages 57 and 58, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James W. Bilyeu by deed from Raymond L. Barrett, Clerk and Master of record in Book 4836, page 685, said Register's Office.

This conveyance is made subject to: (1) 1983 Taxes, which have been prorated and assumed by the Buyer(s); (2) Restrictions of record in Book 633, page 450, Book 649, page 622, amended in Book 778, page 578, Book 692, page 616, Book 778, page 578, Book 692, page 616, Book 778, page 223, and Book 736, page 67; (3) Easement of record in Book 5808, page 625; and (4) All matters appearing on the Plan of record in Book 547, pages 57 and 58, said Register's Office.

Wadean H. Bilyeu, wife of James W. Bilyeu, hereby joins in the execution of this instrument for the purpose of conveying any and all interest, including, but not limited to all marital rights, which she may have in the subject property.

H 4 2 6 0 9 IDENTIF. REFERENCE

APR 19 1 34 PM '83

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

RUSH

unimproved ( )
This is improved (XX) property, known as 313 Sutherland Avenue Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 14th day of April, 19 83.

James W. Bilyeu
JAMES W. BILYEU

Wadean H. Bilyeu
WADEAN H. BILYEU

BOOK 6040 PAGE 345

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 JAMES W. BILYEU and wife WADEAN H. BILYEU the bargainor, 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, this 14th day of April, 1983.

My commission expires 1-30-85 Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, 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 as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: 215,000.00

Edward A. Fish
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF April, 1983

MY COMMISSION EXPIRES: 1-30-85
(AFFIX SEAL)

Notary Public

1201 04/19 565.50- CHECK
WARRANTY DEED

FROM
JAMES W. BILYEU

TO
EDWARD A. FISH and wife,
MARGUERITE FISH

Return to:
First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

File Box 38

OFFICIAL RECEIPT

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

RECEIVED OF _____

BOOK 6040 PAGE 346

FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			215000.00- CO	
			559.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	565.50-
			1201A04/19/83 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 2 6 0 9

IDENTIF. REFERENCE

APR 19 1 34 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 942900