This Instrument Prepared by:
BASS, BERRY SIMS (SLF)
2700 First American Center
Nashville, Tennessee 37238

WARRANTY DEED BOOK 6064 PAGE 1

Address New Owners as Follows:	Send Tax Bills to:	Map-Parcel Nos.
First American National Bank of Nashville 2700 First American Center Nashville, Tennessee	Same	Map 119-9, Parcels 174, 175 176,177, 178 Map 171-7,Par. 2

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Fred Wayne Rich (being one and the same person as F. Wayne Rich and Wayne Rich) and wife, Peggy M. Rich have bargained and sold, and by these presents do transfer and convey unto the GRANTEE, First American National Bank of Nashville, its successors and assigns, certain tracts and parcels of land in Davidson County, State of Tennessee, described as follows:

See attached Exhibit "A" for property description.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, is $215,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sammy L. Fulker
Affiant

Sworn to and subscribed before me this 25 day of May, 1983.

Anne M. Dutton
Notary Public

My Commission Expires: 7-27-86

TO HAVE AND TO HOLD the said tracts and parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever. And we do covenant with the said GRANTEE 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, except as otherwise specifically set forth herein.

We further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the Grantee, its successors and assigns against the lawful claims of all persons, whomsoever.

WITNESS our hands this 24th day of May, 1983.

Fred Wayne Rich
FRED WAYNE RICH

Peggy M. Rich
PEGGY M. RICH

EXHIBIT "A"

TRACT I: On the Map of N. D. Overall's Subdivision of part of Lot No. 1 of the Patterson Land in the 6th (formerly 9th) Civil District of Davidson County, Tennessee, as of record in Book 421, page 57, Register's Office for said County.

Being Lots Nos. 7 and 8 fronting 50 feet each on the northerly side of Carter Street and run back 122 1/2 feet on the west line of Lot No. 7 and 142.9 feet on the east line of Lot No. 8 to an alley and show 49 feet each on said alley.

Being the same property conveyed to F. Wayne Rich and wife, Peggy M. Rich, by deed from Leon Gilbert, of record in Bk 4309, page 903, said Register's Office.

TRACT II: Being Lot No. 9 on the Map of N. D. Overall Subdivision of the Northeast part of Lot No. 1 of the Patterson Land, as of record in Book 421, page 57, Register's Office for said County.

Said Lot No. 9 fronts 50 feet on the northerly side of Carter Street and extends back 153.1 feet on the easterly line and 142.9 feet on the westerly line to an alley measuring 49 feet thereon.

TRACT III: Being Lot No. 10 on the Map of N. D. Overall's Subdivision of the northeast part of Lot No. 1 in the Division of the Patterson Land as of record in Book 421 page 57, Register's Office, Davidson County, Tennessee.

Said Lot No. 10 fronts 50 feet on the northerly side of Carter Street and extends back 163.3 feet on the easterly line and back 153.1 feet on the westerly line to an alley in the rear measuring 49 feet thereon.

TRACT IV: Being the Southwest part of Lot No. 11 and a triangular strip of Lot No. 12 on the map of N. D. Overall's Subdivision of the northeast part of Lot No. 1 of the Patterson Land, as of record in Book 421, page 57, Register's Office for said County. Said part of Lots Nos. 11 and 12 are described together as follows:

Beginning on the Northerly margin of Carter Street at the common corner of Lots Nos. 10 and 11; thence with the line between said two lots northerwardly 125 feet, more or less, to a point in the westerly margin of Foster Street, extended; thence with the westerly margin of said street southeasterwardly 150 feet, more or less, to the northerly margin of Carter Street; thence with the northerly margin of said Street, westerly 55 feet, more or less, to the common corner of Lots Nos. 10 and 11, the point of beginning.

Included in the above description, but excluded therefrom, a triangular strip out of the northeast corner of said Lot 11, conveyed to Charles Couch and wife by deed from Laura J. Coleman of record in Book 2243, page 297, said Register's Office.

Tracts II, III and IV are the same property conveyed to Fred Wayne Rich, by deed from Ethel Rich, of record in Book 4749, page, 47, said Register's Office.

EXHIBIT "A" (cont.)

TRACT V: Land in Davidson County, Tennessee in the 32nd Councilmanic District, being Lot No. 2 on the Plan of Cloverland Acres, Sec. I, as of record in Book 4300, page 132, Register's Office for Davidson County, Tennessee more particularly described as follows:

Lot No. 2 fronts 142.50 feet on the southerly margin of Cloverland Drive and extends back 317.16 feet on the westerly side and 294.68 feet on the easterly side to a line in the rear measuring 144.25 feet. Said lot contains 1.0 acre.

Being the same property conveyed to Wayne Rich and wife, Peggy M. Rich by deed from Jesse M. Williams, et al, of record in Book 4553, page 811, said Register's Office.

Subject only to the following exceptions:

1. 1983 Metro taxes, a lien, but not yet due and payable.

2. Restrictive Covenants, of record in Book 4550, page 872, said Register's Office, as amended in Book 4571, page 403, said Register's Office (Tract V only).

3. Plan of Record, of record in Book 4300, page 132, said Register's Office (Tract V only).

H50229

IDENTIF. REFERENCE

MAY 26 1 39 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

05/26 571.50- CHECK

475

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 Fred Wayne Rich, the 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 Nashville, Tennessee this 24th day of May, 1983.

My Commission Expires: 1-18-87

Notary Public

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 Peggy M. Rich, 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 24th day of May, 1983.

My Commission Expires: 1-18-87

Notary Public

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $215,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me

this _____ day of _____, 1983.

Notary Public

My Commission Expires: _____

This instrument was prepared by:
BASS, BERRY & SIMS
(Samuel L. Felker)
2700 First American Center
Nashville, Tennessee 37238

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6064 PAGE 5

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

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

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			215000.00- CO	
			559.00 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 571.50-	
			0476A05/26/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H50229

IDENTIF. REFERENCE

MAY 26 1 39 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 951868