This Instrument Prepared By:
BASS, BERRY & SIMS (WWB)
2700 First American Center
Nashville, Tennessee 37238

BOOK 6196 PAGE 28

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Rhonda Z. Small, Trustee 210 Brookhollow Road Nashville, Tennessee 37205	Same	143-26

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars cash in hand paid and other good valuable consideration, receipt of which is hereby acknowledged, First American National Bank of Nashville, Successor Trustee under the will of Philip Kerrigan, Jr., deceased ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Rhonda Z. Small, Trustee with full power to mortgage, transfer or convey without the consent or joinder of any beneficiary ("Grantee"), her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the Second, formerly the Seventh, Civil District of Davidson County, Tennessee, and being a part of Tract No. 4 on the plat showing subdivision of J. H. Northern Farm, recorded in Book 1130, page 43 R.O.D.C., Tennessee, and being more particularly described according to a survey by Turner Engineering Company, dated December 5, 1983, as follows:

Beginning at an iron pin in the east right-of-way of Chickering Road, said road having a right-of-way of 60.0', said iron pin being the Northwest corner of the Hellman property and the Southwest corner of the hereindescribed tract and being 0.6 miles North of Old Hickory Boulevard, and proceeding as follows:

1. Along the East right-of-way of Chickering Road, said road having a right-of-way of 60.0', North 14° 38' 30" East a distance of 434.89' to an iron pin; thence,

2. Continuing along the East right-of-way of Chickering Road around a curve to the left, said curve having a radius of 1939.86', a distance of 192.43' to an iron pin; thence,

3. North 8° 57' 27" East a distance of 188.18' to an iron pin in the East right-of-way of Chickering Road; thence,

4. Continuing along the east right-of-way of Chickering Road around a curve to the right, said curve having a radius of 2834.79' a distance of 90.0' to an iron pin; said pin being the Southwest corner of the Northern Property and the Northwest corner of the hereindescribed tract; thence,

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5. Leaving the East right-of-way of Chickering Lane along the South boundary of the Northern Property, South 85° 14' 11" East a distance of 653.03' to an iron pin and being the Southeast corner of the Northern Property and the Northeast corner of the hereindescribed tract; thence,

6. Along the westerly boundary of the Williams property and the Bass Property, South 3° 15' West a distance of 884.94' to an iron pin, passing through an iron pin at a distance of 462.42', said pin being the Southwest corner of the Williams Property and the Northwest corner of the Bass Property, to the Southeast corner of the hereindescribed tract; thence,

7. Along the Northerly boundary of the Hellman property and the Southerly boundary of the hereindescribed tract, North 86° 06' 09" West a distance of 796.43' to an iron pin and the point of beginning, containing 14.60 acres, more or less, and being in accordance with a survey by Turner Engineering Company dated December 5, 1983 and being Job No. 40-83, Work Order No. 5702.

Being the same property conveyed to Philip Kerrigan, Jr. by deed from Arthur H. Northern, of record in Book 2334, page 163, said Register's Office. By Will of Philip Kerrigan, Jr., of record in Will Book 71, page 150, Probate Court Clerk's Office for Davidson County, Tennessee, said property was devised to Commerce Union Bank as Trustee. Pursuant to Article XIX of said Will, Philip Kerrigan, Jr.'s surviving wife named First American National Bank of Nashville as Successor Trustee.

Said property is unencumbered except for an easement for the right-of-way of Belle Meade Pike (now Chickering Road) lying within boundaries of the premises hereindescribed.

Betty Britt Kerrigan Banks, surviving wife of Philip Kerrigan, Jr., joins in this conveyance to evidence her consent and approval to this conveyance and to state that pursuant to Article XIX of the will of Philip Kerrigan, Jr., she appointed First American National Bank of Nashville as Trustee in place of Commerce Union Bank and that First American National Bank of Nashville is the duly appointed and acting Trustee.

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, her successors and assigns, forever.

And Grantor, as Trustee but no further or otherwise, does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And Grantor, as Trustee but no further or otherwise, does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the

said Grantee, her successors and assigns against the lawful claims of all persons, whomsoever.

WITNESS our hands this 14th day of December, 1983, the corporate party having caused its name to be executed by its duly authorized officers.

Betty Britt Kerrigan Banks

FIRST AMERICAN NATIONAL BANK
OF NASHVILLE, As Successor Trustee
under the will of Philip Kerrigan,
Jr., deceased

By: _____
Title: SENIOR VICE PRESIDENT

ATTEST:

~~Assistant Cashier~~ Vice President

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 Betty Britt Kerrigan Banks, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of December, 1983.

Notary Public

My Commission Expires:

_____

OFFICIAL RECEIPT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 6196 PAGE 31

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared W. A. BYRN, JR. and R. L. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be SENIOR VICE PRESIDENT and ~~Assistant Cashier~~ Vice Pres. of the First American National Bank of Nashville as Successor Trustee under the will of Philip Kerrigan, Jr., deceased, the within named bargainor, a national banking association, and that they as such SENIOR VICE PRESIDENT and ~~Assistant Cashier~~ Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the national banking association by the said W. A. BYRN, JR. as such SENIOR VICE PRESIDENT and attesting the same by the said R. L. Smith as such ~~Assistant Cashier~~ Vice President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 14th day of December, 1983.

Sandra J. Eads
Notary Public

My Commission Expires:

4-22-84

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $295,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

R. L. Smith
Affiant

Sworn to and subscribed before me, this 16th day of December, 1983.

Janis M. Watt
Notary Public

My Commission Expires:

7-21-85

H 92587

IDENTIF. REFERENCE

DEC 16 9 30 AM '83

FEE $ ... REGISTER DAVIDSON COUNTY, TN

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6196 PAGE 32

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

295000.00- CAMT.
767.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 779.50-
0218A12/16/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 92587

IDENTIF. REFERENCE

Dec 16 3 30 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 805