FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MARCH, 19 84

Notary Public

MY COMMISSION EXPIRES: 4/20/1987

(AFFIX SEAL)

BOOK 6245 PAGE 885

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr., Attorney
2210 Crestmoor Road - Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William F. Brandes	First American National Bank of Nashv	MAP 104-9-
(NAME)	(NAME)	
3720 Central Avenue	First American Center	PARCEL 21
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37205	Nashville, TN. 37237	26W-1595
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Stanley Clayton McDonald, Jr. and wife, Carol F. McDonald

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William F. Brandes, unmarried

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

See Attached Exhibit "A"

I 0 7 7 0 2

IDENTIF. T. REFERENCE

MAR 9 10 21 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CHECK 03/09 375.98- 9787

This is improved (XX) unimproved ( ) property, known as 3720 Central Avenue (House Number) (Street) Nashville, TN. 37205 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my our hands this 8TH day of MARCH, 19 84

Stanley Clayton McDonald, Jr.

Carol F. McDonald

Stanley Clayton McDonald, Jr.

STATE OF TENNESSEE
Davidson County

BOOK 6245 PAGE 886

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Starley Claytor McDonald, Jr. and wife, Carol F. McDonald

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, Tennessee, this 8TH day of MARCH 1984

Commission expires Nov 1, 1987 Christy Wilkes Notary Public

* or proved to me on the basis of satisfactory evidence

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

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

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Starley Claytor McDonald, Jr.

TO

William F. Brandes

Return to: cg

PERCY WILKINS, JR.
ATTORNEY AT LAW
2210 CRESTMOOR ROAD
P.O. BOX 150157
NASHVILLE, TENNESSEE 37215-0157

Exhibit "A"

LAND in Davidson County, Tennessee, being Lot Number 1 on the Revised Plan of S. C. McDonald's Resubdivision of Lot 230, the West 42.5' of Lot 231, and the East 25' of Lot 229, on the Map of Richland Realty Co.'s 2nd Subdivision "B" of record in Book 5060, page 195, Register's Office for said County, and described as follows: BOOK 6245 PAGE 887

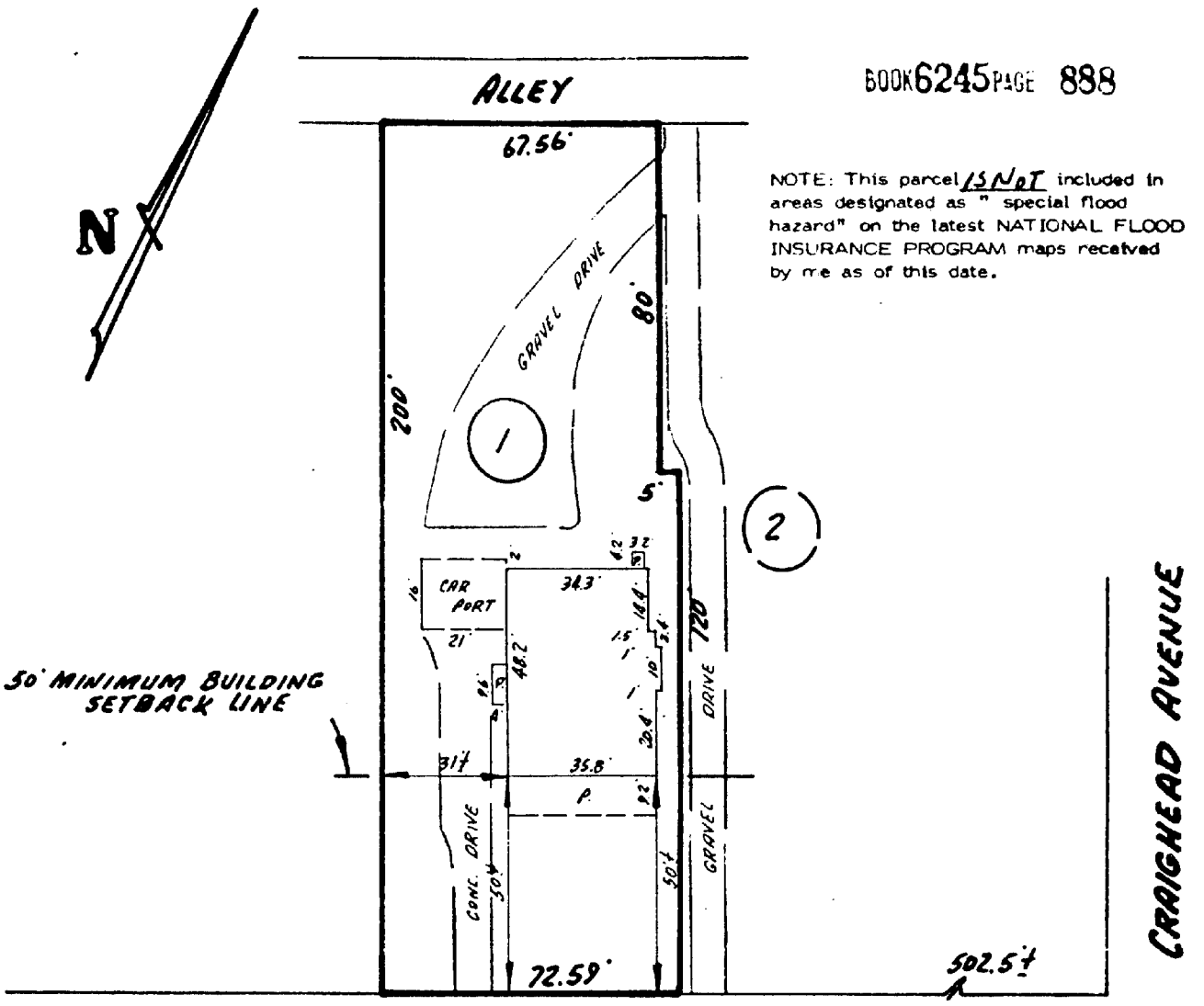
BEGINNING at a point on the northwesterly margin of Central Avenue, said point being the southeasterly corner of the property conveyed to Harry Sternheimer and wife, Anna S. Sternheimer by deed of record in Book 2812, page 119, said Register's Office; thence, leaving the northwesterly margin of Central Avenue in a northwesterly direction with the northeasterly line of the Sternheimer property 200 feet to a point, said point being the northeasterly corner of the Sternheimer property; thence, in a northeasterly direction with the southeasterly margin of an alley 67.56 feet to a point, said point being the northwesterly corner of Lot No. 2; thence, in a southeasterly direction with a portion of the southwesterly line of Lot No. 2. 80 feet to a point, said point being on the southwesterly line of Lot No. 2; thence, in a northeasterly direction 5 feet, to a point on the southwesterly line of Lot No. 2; thence, in a southeasterly direction with a portion of the southwesterly line of Lot No. 2 120 feet, to a point on the northwesterly margin of Central Avenue, said point being the southwesterly corner of Lot No. 2; thence, with the northwesterly margin of Central Avenue in a southwesterly direction 72.59 feet to the point of beginning.

BEING part of the same property conveyed to Stanley Clayton McDonald, Jr. by deed from Mildred Deason McDonald, of record in Book 4288, page 68, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 498, page 583, said Register's Office, and to the matters set forth in the above referenced plan of record.

The Grantor owns the property adjoining the conveyed premises on the easterly side and hereby grants and conveys to the Grantee, his heirs and assigns, an easement for ingress, egress and regress from and to the public alley over and upon the said adjoining tract for use of the driveway as it exists and is shown on a Mortgage Loan Inspection by John B. Kohl, III, dated February 24, 1984, a copy of said inspection being attached hereto and incorporated herein by reference. Said easement shall be appurtenent to and run with the land conveyed to Grantee, until such time as the Grantor, his heirs or assigns, shall provide another means of access to the drive serving the rear parking area of Lot 1 from the alley running along the northwesterly margin of said Lot 1 rendering this easement unnecessary, and is burdened with the requirement that said Grantee shall bear one-half of the cost of maintenance of said drive from the public alley to the point of Grantee's property line.

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NOTE: This parcel IS NOT included in areas designated as " special flood hazard" on the latest NATIONAL FLOOD INSURANCE PROGRAM maps received by me as of this date.

MORTGAGE LOAN INSPECTION

CENSUS TRACT 167

OWNER: WILLIAM F. BRANDES

SCALE: 1" = 40' DATE: FEB. 24, 1984

PROPERTY LOCATED: 3720 CENTRAL AVENUE
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

PROPERTY: LOT No. 1 ON THE REVISED PLAN OF S.C. McDONALD'S RESUB. OF LOT 230 & PARTS OF LOTS 229 & 231 - RICHLAND REALTY CO'S. 2ND SUB. - DIVISION "B"

RECORDED: BOOK 5960 - PAGE 175 - R.O.D.C.

This MORTGAGE LOAN INSPECTION should not be represented to be a land or lot survey. It was done at the request of and for the use of the mortgage lender only. It should not be relied upon for the construction of fences or for establishing the exact location of property lines. No corners were set or reset at the time of this inspection.

SIGNED: JOHN KOHL & COMPANY, P.C.

By: [signature]

JOHN B. KOHL III — TENNESSEE No. 100

FILE NO. 84-N-674

JOHN KOHL & COMPANY, P.C. • 920 Woodland Street, Nashville, TN 37206 • (615) 227-3633

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

RECEIVED OF _____

FOR _____

BOOK 6245 PAGE 889

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

139800.00- CAMT.
363.48 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 375.98-
B787A03/09/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07702

IDENTIF. REFERENCE

MAR 9 10 21 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 18825