FROM:

SHELBY B. OMAN AND HUSBAND,
STIRTON OMAN, JR.

TO:

PHILIP N. BREDESEN AND WIFE,
ANDREA CONTE

For draftsman's use

PREPARED BY:
CHAMBERS WYCKOFF & BECKNER
First American Center, 12th Floor
Nashville, Tennessee 37238

BOOK 6315 PAGE 859

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Philip N. Bredesen and wife, Andrea Conte (NAME)	New Owners (NAME)	Map 158
1724 Chickering Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 107
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FH-02729

(FOR REGISTER'S USE)

I 29225

IDENTIF. REFERENCE

JUN 14 3 50 PM '84

REGISTER
DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$1,750,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June 1984

Notary Public

MY COMMISSION EXPIRES: 10/20/87

(AFFIX SEAL)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE MILLION SEVEN HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($1,750,000.00), cash in hand paid by the Grantees hereinafter named, the receipt and sufficiency of which is hereby acknowledged, I, SHELBY B. OMAN (the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto PHILIP N. BREDESEN AND WIFE, ANDREA CONTE, their heirs and assigns (the "GRANTEES"), a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

TRACT I: Land in Davidson County, Tennessee, being Lot 1 on the First Revision of the Resubdivision of Part of Lot No. 5 on the Plan of the Estate of Samuel Northern, Deceased, as of record in Book 5800, page 89, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in an existing fence line, being the northeasterly corner of Lot 1 and the southeasterly corner of Lot 2 on said First Revision of said Resubdivision Plan; thence with said fence line, South 03° 07' West 331.17 feet to a PK nail in a corner fence post; thence continuing along said fence line, South 02° 53' West 263.28 feet to an iron pin; thence leaving said fence line, North 87° 30' West 972.94 feet to an iron pin; thence, North 02° 46' East 337.94 feet to a corner fence post; thence with an existing fence line, South 89° 37' East 274.18 feet to an existing monument; thence continuing with said fence line, North 03° 57' East 239.96 feet to a point; thence with the common boundary line between Lots 1 and 2, South 88° 02' East 696.72 feet to the point of beginning; and containing 11.64 acres, more or less.

Being the same property conveyed to Shelby B. Oman by deed from Stirton Oman, Jr. of record in Book 5897, page 344, Register's Office for Davidson County, Tennessee, as corrected by Instrument of Correction of record in Book 5925, page 715, said Register's Office.

TRACT II: A 15-foot ingress and egress and utilities easement, described as follows:

Easement is described in two (2) parts as follows:

Part One of the Easement is bounded on the South by the property line common to said E. Warner Bass property recorded in Book 5004, page 614, Register's Office for Davidson County, and Jeannine A. Classen property recorded in Book 5629, page 536, Register's Office for Davidson County. Said Part One runs between parallel lines 15.0 feet in width from the East margin of Chickering Road along and bounded on the South by said common property line 1245 feet more or less to end at the Northeast corner of said Classen property, said corner being on a line South 01° 38' West 12.5 feet from the Northwest corner of Lot 2 on the First Revision of the Resubdivision of Part of Lot 5 on the Plan of the Estate of Samuel Northern, Deceased, as of record in Book 5800, page 89, Register's Office for Davidson County.

Part Two begins at the end of Part One described above and continues across said Lot 2 15.0 feet in width between parallel lines which curve in a southerly direction, the center line of said curve being described as follows: The point of radius being the intersection of the West line of Lot 1 and the South line of Lot 2 of the above described First Revision of the Resubdivision of Part of Lot 5 on the Plan of the Estate of Samuel Northern, Deceased, the radius length being 73.66 feet to the point of beginning, that radius being along a bearing of North 03° 57' East, then decreasing uniformly to a radius length of 50.0 feet at the end point, said point being in the line common to Lots 1 and 2 of said First Revision of said Resubdivision on a bearing of South 88° 02' East from the point of radius.

Parts One and Two together describe the entire easement.

Being the same easement granted to Stirton Oman, Jr. and wife, Shelby Oman, by E. Warner Bass and wife, Margaret G. Bass, by Easement and Restrictive Covenant of record in Book 5897, page 335, Register's Office for Davidson County, Tennessee, as corrected by Instrument of Correction of record in Book 5925, page 711, said Register's Office.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

AND GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except as follows:

1. Real property taxes for the year 1984, which have been prorated and assumed by Grantees.

2. Easement and Restrictive Covenant of record in Book 5897, page 335, as corrected by Instrument of Correction of record in Book 5925, page 711, Register's Office for Davidson County, Tennessee.

3. Public utility and drainage easements as shown on the Plan of record in Book 5800, page 89, Register's Office for Davidson County, Tennessee.

AND GRANTOR does further covenant and bind herself, her heirs and assigns, 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.

I, STIRTON OMAN, JR., husband of SHELBY B. OMAN, hereby join in this conveyance for the sole purpose of quitclaiming and conveying, and I do hereby quitclaim and convey to the GRANTEES all of my right, title and interest in and to the hereinabove described property, and do hereby release and quitclaim to said GRANTEES any and all marital rights in and to the same, including but not limited to homestead and redemption rights.

IN WITNESS WHEREOF, we have executed this instrument as of the 12th day of June, 1984.

Shelby B. Oman
SHELBY B. OMAN

Stirton Oman Jr.
STIRTON OMAN, JR.

STATE OF NEW JERSEY]
]
COUNTY OF Monmouth]

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, SHELBY B. OMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Morristown, New Jersey, this 12th day of June, 1984.

Monica L. Thorne
NOTARY PUBLIC

MONICA L. THORNE
A Notary Public of New Jersey
My Commission Expires Sept. 22, 1985

My Commission Expires:
Sept. 22, 1985

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, STIRTON OMAN, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 14th day of June, 1984.

Monica M. Dawson
NOTARY PUBLIC

My Commission Expires:
10/20/85

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 6315 PAGE 863

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
		1,750 1,000.00	CAMT	
			4550.00 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	4562.50-
5151406/14/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T29225

IDENTIF. REFERENCE

JUN 14 3 50 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 0044447