Address New Owners:	Send Tax Bills to:	Map-Parcel Nos.
Larry L. Napier, et ux, et al 4204 Granny White Pike Nashville, TN 37204	Metropolitan Federal Savings and Loan Association 230 Fourth Avenue, North Nashville, TN 37219	Map 131-4 Parcel 71 & 72 FB#

This instrument prepared by:
C. Patterson Cron, Attorney, 2517 Lebanon Rd., Nashville, TN 37214

WARRANTY DEED

BOOK 6334 PAGE 409

WHEREAS, by Warranty Deed, dated August 13, 1981, the real property described in Exhibit A hereto was conveyed to Larry I. Napier and wife, Judith M. Napier, and M. Amanda Marshall and Carolyn Parr; and

WHEREAS, the aforesaid parties by agreement among themselves presently hold title to said real property in the following manner:

(a) Larry I. Napier and wife, Judith M. Napier, a tenancy by the entireties in a 92.52% undivided interest;
(b) M. Amanda Marshall, a 3.74% undivided interest; and
(c) Carolyn Parr, 3.74% undivided interest; and

WHEREAS, the aforesaid M. Amanda Marshall and Carolyn Parr each desire by this instrument to convey all of their said undivided interests in the said real property to Ronald R. McDonald, Trustee, with full power to sell, convey, mortgage and encumber without joinder of beneficiary; and

WHEREAS, the said Larry I. Napier and wife Judith M. Napier desire to convey a 34.00% undivided interest in said real property to Ronald R. McDonald, Trustee with full power, etc; and

WHEREAS, Ronald R. McDonald, Trustee, with full power, etc. has agreed to purchase a 41.48% undivided interest in said property, and has agreed to pay $45,940.00 as consideration for said 41.48% undivided interest in said property, to be applied, as follows:

(a) $ 1,720 cash to M. Amanda Marshall
(b) $ 1,720 cash to Carolyn Parr
(c) $16,000 cash to Larry I. Napier and wife, Judith M. Napier.
(d) $26,500.00 cash to Commerce Union bank for and on behalf of M. Amanda Marshall, Carolyn Parr, and Larry I. Napier and wife, Judith M. Napier, as payment on a note dated August 13, 1981, in the original principal amount of $25,000.00 said note being secured by a Deed of Trust covering the subject real estate of record in Book 5786, page 797, Register's Office for Davidson County, Tennessee, which Deed of Trust is to be released as part of this transaction;

07/10 137.84 - CHECK

2178

NOW, THEREFORE, 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 and sufficiency of all of which are hereby acknowledged, we, Larry I. Napier and wife Judith M. Napier and M. Amanda Marshall and Carolyn Parr ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto Ronald R. McDonald, Trustee, with full power to sell, convey, mortgage and encumber, without joinder of beneficiary, ("Grantee"), Grantee's successors and assigns, a 41.48% undivided interest in a certain tract or parcel of land in Davidson County, Tennessee, described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those matters set forth in Exhibit B, which is attached hereto and incorporated herein by reference.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[ ]
[The actual consideration or value, whichever is greater, for this transfer]
[is $45,940.]
[ ]
[Ronald R. McDonald]
[AFFIANT]
[Subscribed and sworn to before me this 30th day of June,]
[198 4.]
[ ]
[Brenda M. Tuck]
[NOTARY PUBLIC]
[My Commission Expires: July 27, 1986]
[ ]

This is improved Property, known as 4204 Granny White Pike, Nashville, TN 37204.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

Grantors covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on Exhibit B hereto.

Grantors further convenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have executed this Deed on this the 30th day of June, 1984

BOOK 6334 PAGE 411

GRANTORS:

Larry I. Napier

Judith M. Napier

M. Amanda Marshall

Carolyn Parr

STATE OF TENNESSEE)

BOOK 6334 PAGE 412

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Larry I. Napier and wife, Judith M. Napier, the within named bargainors with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of June, 1987.

Brenda M. Tuck
NOTARY PUBLIC

My Commission Expires: July 27, 1986

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared M. Amanda Marshall, the within named bargainor with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of June, 1987.

Brenda M. Tuck
NOTARY PUBLIC

My Commission Expires: July 27, 1986

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Carolyn Parr, the within named bargainor with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of June, 1987.

Brenda M. Tuck
NOTARY PUBLIC

My Commission Expires: July 27, 1986

EXHIBIT A

REAL PROPERTY LEGAL DESCRIPTION

A 41.48% undivided interest in a certain tract or parcel of land in Davidson County, State of Tennessee, Described as follows:

Land in Davidson County, Tennessee, being Lots No. 1 and 2 on the Map of a revised and corrected plan of Lots Nos. 1 to 13 inclusive in M.N. Young's Park View Subdivision, as of record in Book 843, page 19, Register's Office for said County. Said Lots Nos. 1 and 2 front together 230 feet on the southerly side of Granny White Pike and run back 304 feet 1 inch on the easterly line of Lot No. 1 with the westerly margin of Parkview Circle and 241 feet 9 inches on the westerly line of Lot No. 2 to a dead line, and measure 90 feet 2 inches thereon.

Being part of the same property conveyed to the Grantors by deed from Glen E. Kelley and wife, Ardith W. Kelley, dated August 13, 1981, in Book 5785, page 831, Register's Office for Davidson County, Tennessee.

EXHIBIT B

TITLE EXCEPTIONS

1. Metropolitan Nashville and Davidson County real property taxes for 1982 and years following.

2. Deed of Trust from Glen E. Kelley and wife Lou Ann Kelley to Louis R. Linx, Trustee, of record in Book 4256, Page 647, Register's Office for Davidson County, Tennessee.

3. Deed of Trust from Larry I. Napier and wife, Judith M. Napier, and M. Amanda Marshall and Carolyn Parr to Charles P. Cron, Trustee, of record in Book 5785, Page 834, said Register's Office.

4. Conditions of the Owner's Certificate, easements, set-back lines, and other matters, if any, shown on the Plan of Lots 1 to 13 inclusive in M.N. Young's Park View Subdivision, as of record in Bood 843, Page 19, said Register's Office.

I 35004
IDENTIF. REFERENCE
JUL 10 10 54 AM '84
REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6334 PAGE 415

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
			45940.00-	CAMT.
			119.34	CSTAX
			.50	PRFEE
			18.00	WDEED
				CHECK 137.84-
2178A07/10/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-35004

IDENTIF. REFERENCE

JUL 10 10 54 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.0051282