FAB 7-1

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (FAB)
2700 First American Center
Nashville, Tennessee 37238

3467

09/11/1997 CHECK

GENERAL WARRANTY DEED

Address New Owner(S)	Send Tax Bills To	Map-Parcel Number(s)
Lon F. Raby, Trustee 2501 Hillsboro Rd. Nashville, TN 37212	Same	116-13-106.1 116-13-106.2

BOOK 6378 PAGE 838

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, receipt of which is hereby acknowledged, First American National Bank of Nashville, Trustee under the Will of H. B. Alexander and Kathryn A. Rambo ("Grantors"), have bargained and sold, and by these presents do tranfer and convey unto Lon F. Raby, Trustee, with full power to sell or assign without joinder of beneficiary ("Grantee"), his successors in trust and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land and improvements known as The Belle Meade Motel Property, 5133 Harding Road, Nashville, Tennessee together with any fixtures and personalty which the motel operator may leave on the premises, and assignment of all lease agreements to Buyer, and more fully described as follows:

Being a parcel of land in the First Civil District, Davidson County, Tennessee, located on the easterly margin of Harding Road between Harding Place and Leake Avenue, being Lot Nos. 1, 2, 3 and part of Lot No. 4 shown on the H. B. Alexander's subdivision, of record in Book 843, Page 27, R.O.D.C., being part of Lot No. 12 on the plan showing H. B. Alexander's subdivision of record in Book 1130, Page 46, R.O.D.C., and being part of Lot No. 160 in Bransford Realty Company's Belle Meade Links subdivision, of record in Book 421, Pages 94 and 95, R.O.D.C., and being more particularly described as follows:

Beginning at a point on the easterly margin of Harding Road (Memphis-Bristol Highway, Highway 70S, State Route 1), said point being 14.96 feet north of the northwest corner of Lot No. 1 of H. B. Alexander's subdivision, of record in Book 843, Page 27, R.O.D.C., and the southwest corner of Lot No. 12 of H. B. Alexander's subdivision, of record in Book 1130, Page 46, R.O.D.C., said point also being the southwest corner to John A. Ramsey, Jr., et al, of record in Book 2679, page 449, R.O.D.C.;

Thence, leaving said margin with Ramsey's southerly line, S 66° 21' E, 124.82 feet to an iron pin, Ramsey's southeast corner;

Thence, with Ramsey's easterly line, N 24° 38' E, 34.98 feet to an iron pin in the south line of James Lowery, of record in Book 5262, Page 563, R.O.D.C.;

Thence, with Lowery's southerly line, S 66° 21' E, 64.24 feet;

Thence, with Lowery's easterly line, N 27° 13' E, 5.00 feet to a lead plug set in concrete;

Thence, with the southerly line to Ross Evans, Jr., Trustee, of record in Book 5704, Page 4, R.O.D.C., S 67° 57' E, passing a witness pin at 263.6 feet, in all a total distance of 313.60 feet to the center of Richland Creek;

Thence, with said creek, S 19° 25' W, 22.30 feet;

Thence, S 72° 35' W, 62.37 feet;

Thence, S 78° 43' W, 195.80 feet;

Thence, with the west branch of Richland Creek, S 57° 03' W, 90.00 feet;

Thence, S 32° 58' W, 195.00 feet;

Thence, S 31°, 28' W, 12.17 feet;

Thence, leaving said branch with the northerly line of James E. Lawson, of record in Book 3705, Page 249, R.O.D.C., N 68° 41' W, 44.07 feet to an iron pin;

Thence, with the easterly line to Annie Ruth Russell, of record in Book 1490, Page 521, R.O.D.C., and Hollie Mae Parker Russell, of record in Book 4870, Page 230, R.O.D.C., said line being 30 feet easterly of the rear line of Lot Nos. 5, 6, 7, 8 and part of Lot No. 4, Alexander's subdivision, N 21° 19' E, 215.74 feet;

Thence, with Hollie Mae Russell's northerly line, N 70° 05' W, 160.20 feet to an iron pin in the easterly margin of said Harding Road;

Thence, with said margin with a curve to the right having a radius of 4,544.00 feet, a central angle of 02° 33' 33", a tangent distance of 101.50 feet, with arc of said curve 202.96 feet to the point of beginning.

Containing 98,011 square feet or 2.25 acres, more or less.

A portion of the above described property was conveyed to Kathryn A. Rambo by deed from Kathryn C. Alexander of record in Book 5629, page 194, Register's Office for Davidson County, Tennessee; a portion of the above described property was devised to Kathryn Alexander Rambo by Will of Kathryn C. Alexander, a certified copy of said will being of record in Book 5961, page 610, Register's Office for Davidson County, Tennessee; and a portion of the above described property was devised to First American National Bank of Nashville, Trustee by Will of H. B. Alexander, of record in Will Book 79, page 474, Office of the Probate Court Clerk for Davidson County, Tennessee.

Said property is unencumbered except as follows:

1. 1984 Taxes, a lien, which have been prorated and assumed by grantee.

2. Three 20-foot sanitary sewers and/or storm drainage easements of record in Book 3878, page 100, said Register's Office.

3. 30-foot sewer easement of record in Book 4419, page 322, said Register's Office.

4. 20-foot sanitary sewers and/or storm drainage easement of record in Book 5878, page 433, said Register's Office.

5. 12-foot x 125-foot perpetual easement for ingress and egress of record in Book 2697, page 449, and Book 2139, page 18, said Register' s Office.

6. 9-foot x 35-foot perpetual easement for ingress and egress of record in Book 2697, page 449 and Book 2139, page 18, said Register's Office.

7. Rights for overhead power, telephone lines crossing said property .

8. Rights for underground pipe for storm drainage system.

9. Flood and channel for Richland Creek.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, his successors in trust and assigns, forever. Grantor covenants with Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered, unless otherwise herein setout. First American National Bank of Nashville further covenants and binds itself, its successors in trust and assigns to warrant and forever defend the title to the said land to Grantee, his successors in trust and assigns against the lawful claims of all persons, whomsoever except claims arising out of matters to which this conveyance is made subject. First American National Bank of Nashville warrants insofar as it can or should, as Trustee, but not further or otherwise, and such warranties are restricted to the portion of the property conveyed to it as Trustee under the last will and testament of H. B. Alexander, deceased as of record in Will Book 79, page 474, Office of Probate Court Clerk for Davidson County, Tennessee Kathryn A. Rambo further convenants and binds herself her heirs, representatives and assigns to warrant and forever defend the title to the said land to Grantee, his sucessors in trust and assigns against the lawful claims of all persons, whomsoever except claims arising out of matters to which this conveyance is made subject. Such warranties are restricted to the portion of the property conveyed to her by deed of record in Book 5629, page 194, said Register's Office, and under the Will of Kathryn C. Alexander of record in Book 5961, page 610, said Register's Office.

IN WITNESS WHEREOF, the corporate party has caused this instrument to be executed by its duly authorized officer and the individual party has set her signature hereto, on the 7th day of September, 1984.

FIRST AMERICAN NATIONAL BANK

BY: _____
Richard L. Smith
Vice President and Trust Officer

_____
Kathryn A. Rambo

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $500,000.00.

_____
Affiant

Sworn to and subscribed before me this 7th day of September, 1984.

_____
Notary Public

My Commission Expires:

4-17-88

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Richard L. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Vice-President and Trust Officer of First American National Bank, the within named bargainor, a national banking association, and that he as such Vice-President and Trust Officer executed the foregoing instrument for the purposes therein contained, by signing the name of the First American National Bank by himself as Vice-President and Trust Officer.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 7th day of September, 1984.

Sandra F. Earls
Notary Public

My Commission Expires:

4-17-88

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Kathryn A. Rambo, 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 within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of September, 1984.

Sandra F. Earls
Notary Public

My Commission Expires:

4-17-88

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IDENTIF. REFERENCE

SEP 11 12 11 PM '84

FELIX A. NELSON, JR. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6378 PAGE 842

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

500000.00- CAMT.
1300.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 1312.50-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK .00

I 48905
1905

IDENTIF. REFERENCE

DEC 11 12 33 PM '84
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0068025