10 Cumberland Ave. Suite 100
Madison, TN. 37115

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM E. CONNELLY, et al (NAME:)	SAME (NAME:)	Part of:
301 Church Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	144-32
Nashville, TN 37201 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	FH-10210

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN & 00/100 DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, W. GUY WALLACE, JR., et ux, DORRIS WALLACE, have this day bargained and sold, and by these presents do transfer and convey unto WILLIAM E. CONNELLY and RONALD D. DORRIS, their heirs and assigns, certain real property in Davidson County, Tennessee, as follows, to-wit:

A tract of land in the 2nd Civil District of Davidson County, Tennessee, being more particularly described in survey by Turner Engineering Co., Inc., Job No. 32-84, Work Order 5796, dated September 5, 1984, as follows:

BEGINNING at an iron pin in the westerly right-of-way of Hillsboro Road, said road having a right-of-way of 80.0 feet and being 2343 feet, more or less, south of the centerline of Tyne Boulevard, said pin being the southeast corner of the Werthan Property and the northeast corner of the herein described tract, and proceeding as follows:

1. Along the westerly right-of-way of Hillsboro Road, South 21° 12' 50" West a distance of 553.45 feet to a State Highway Department concrete right-of-way marker; thence,
2. Continuing along the westerly right-of-way of Hillsboro Road around a curve to the right, said curve having a radius of 5690.0 feet, a distance of 60.74 feet to an old iron pin, being the southeast corner of the herein described tract; thence,
3. Leaving said right-of-way of Hillsboro Road, North 86° 20' West a distance of 1313.62 feet to an old iron pin at a fence corner; thence,
4. North 4° 06' 39" East a distance of 842.85 feet to an existing concrete monument; thence,
5. South 76° 33' 18" East a distance of 1513.94 feet to the point of beginning, containing 23.28 acres, more or less.

INCLUDED in the above-described property, but expressly EXCLUDED therefrom, is property described as follows:

A tract of land in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 14 on the preliminary plan of ASHBURY PARC, and being a part of the 23.28-acre tract previously described, and more particularly described in survey by Turner Engineering

Co., Inc., Job No. 32-84, Work Order 5796, dated September 5, 1984, as follows:

BEGINNING at a point in the westerly margin of a 23.28-acre tract, said point being North 4° 06' 39" East a distance of 314.5 feet from the southwest corner of said 23.28-acre tract, and proceeding as follows:

1. WIth the westerly margin of said 23.28-acre tract, North 4° 06' 39" East a distance of 261.5 feet to a point; thence,

2. South 86° 00' East a distance of 251.56 feet to a point in the centerline of a proposed private roadway, said roadway being 40 feet in width; thence,

3. With the centerline of said 40 foot private roadway around a curve to the right, said curve having a radius of 219.74 feet, a distance of 74.64 feet to a point; thence,

4. Continuing with the centerline of said 40 foot private roadway, South 3° 45' 50" West a distance of 142.24 feet to a point; thence,

5. Leaving said 40 foot private roadway, South 84° 09' West a distance of 269.48' to the point of beginning, containing 62,846 square feet.

BEING part of the same property conveyed to W. Guy Wallace, Jr., et ux, Dorris Wallace and Margaret Claire Wallace, by deed from Floyd Irene Martin, et vir, Richard E. Martin, of record in Book 1369, Page 30, Register's Office for Davidson County, Tennessee, and further, the said Margaret Claire Wallace, conveyed her right, title and interest to W. Guy Wallace, et ux, Dorris Wallace, reserving to herself a life estate in said property, by deed of record in Book 3898, Page 278, Register's Office for Davidson County, Tennessee. The said Margaret Claire Wallace having since died.

This conveyance is made subject to a right-of-way easement to Hillsboro Road, for the property known as Lot No. 14 on the Plan of Ashbury Parc, as is described in a survey by Turner Engineering Co., Inc., dated September 5, 1984, Job No. 32-84. The Grantors and the Grantees understand and agree that the Grantees are developing the aforesaid property into residential building sites and upon an easement to Lot No. 14 being defined and placed of record in tne Register's Office for Davidson County, Tennessee, then and in such event, the easement reserved to Lot No. 14 shall become null and void and of no further force and effect.

TO HAVE AND TO HOLD said tract of land, together with all the estate, title and interest thereunto belonging unto the said WILLIAM E. CONNELLY and RONALD D. DORRIS, their heirs and assigns, forever.

We covenant that we are lawfully seized and possessed of said real estate, have a good and perfect right to make this conveyance, and that the same is free and unencumbered.

And we agree and bind ourselves, our heirs and legal representatives to warrant and forever defend the title to said real estate unto the said WILLIAM E. CONNELLY and RONALD D. DORRIS, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands and signatures, this the 19th day of September, 1984.

W. GUY WALLACE, JR.

DORRIS WALLACE

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 bargainor, W. GUY WALLACE, JR., et ux, DORRIS WALLACE, 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 Nasnville, Tennessee, this the 19th day of September, 1984.

Notary Public

My Commission Expires: 10-30-85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 550,000.00 .

Ronald D. Jones
Affiant

SWORN to and subscribed before me this 19th day of September, 1984.

Notary Public

My Commission Expires: 10-20-85

MAIL ENV.

I 5 1 3 2 4

TENNESSEE REFERENCE

SEP 21 3 10 PM '84

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6387 PAGE 84

FOR _____

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

550000.00- CAMT.
1430.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 1442.50-
2411A09/21/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 1 3 2 4

IDENTIF. REFERENCE

SEP 21 3 10 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 0070887