FILE BOX 3

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,000.00

John H. Ayers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th DAY OF September 19 84

Notary Public

MY COMMISSION EXPIRES: 10-31-85

(AFFIX SEAL)

BOOK 6395 PAGE 53

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 1187 VULTEE BOULEVARD NASHVILLE, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
John H. Ayers (NAME)	First American National Bank (NAME)	MAP 147-5
319 Kern Drive (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	PARCEL 32
Nashville, TN 37211 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37237 (CITY) (STATE) (ZIP)	SDU-07021

FOR AND 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, James F. Love and wife, Faye Dean Love

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John H. Ayers and wife, Modean G. Ayers

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

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Herbert Heights, Section Two, as of record in Book 3500, Page 85, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Kern Drive, at the common corner of Lots Nos. 10 and 11; thence with the line between said lots, southerly 159.52 feet to a point; thence north 85 deg. 57' west 68.21 feet to a point in the easterly margin of Foxglove Drive; thence with the margin of the same, northerly 119.70 feet to a point at the beginning of a curve; thence around said curve, northeasterly 40.22 feet to a point in the southerly margin of Kern Drive; thence with the margin of the same, easterly 55.08 feet to the beginning of a curve.

BEING the same property conveyed to James F. Love and wife, Faye Dean Love by Installment Deed from Clidie Welsman Stone and wife, Betty G. Stone of record in Book 5770, Page 598, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants of record in Book 3704, Page 450, Register's Office for said County.

THIS conveyance is subject to any and all existing restrictions and easements of record.

This is improved (XX) unimproved ( ) property, known as 319 Kern Drive (House Number) (Street) Nashville, TN 37211 (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 heir 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 covey 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 our hand s this 13th day of September, 1984

Faye Dean Love

James F. Love by Faye Dean Love attys in fact

3482

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 Faye Dean Love

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 13th day of September 19 84

Commission expires 7-18-87

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 (their several oaths) acknowledged (themselves) to be the and respectively of the the within named bargainor, and corporation, and that (he) (she) (they) as such and being authorized so to do, execute 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

6395 54

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IDENTIF. REFERENCE

Oct 3 9 14 AM '84

FELIX E. DAKE, JR. REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
James F. Love
Faye Dean Love

TO
John H. Ayers
Rodean G. Ayers

RETURN TO:
SOUTHERN ESCROW COMPANY
1187 Vultee Boulevard
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY AT LAW
1187 Vultee Boulevard
Nashville, Tennessee 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 13th day of September, 1984, before me personally appeared Faye Dean Love, to me known to be the person who executed the foregoing instrument on behalf of James F. Love, and who acknowledged that she executed the same as the free act and deed of the said James F. Love, by virtue of that Power of Attorney, duly executed by the said James F. Love and appearing of record in Book 5775, Page 52, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, this 13th day of September, 1984

My Commission Expires: 7-18-87

Notary Public

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6395 PAGE 55

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			58000.00-	CAMT.
			150.80	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	157.30-
5482A	10/03/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 3 8 5 4

IDENTIF. REFERENCE

Oct 9 8 14 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0073872