6048

ADDRESS NEW OWNER:
Mark A. Warden, D.D.S.
420 Hill Road
Nashville, TN 37220

Send Tax Bills to:
Dominion Bancshares Mortg. Corp.
9900 Main Street, Suite 200
Fairfax, VA. 22031

Map Parcel Numbers:
161-9-107

THIS INSTRUMENT PREPARED BY:
Hofstetter & Hofstetter, Attys.
Suite 500
230 Fourth Avenue North
Nashville, TN 37219

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
JAN 11 11 29 AM '95
IDENTIF. REFERENCE
17.6.30 2

WARRANTY DEED

For and in consideration of the sum of Ten and 00/100 (10.00) Dollars, cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged; HAILEY BROTHERS PARTNERSHIP, a Tennessee general partnership, has bargained and sold, and by these presents does transfer and convey unto the said MARK A. WARDEN, unmarried, GRANTEE herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No.4-B on the Plan of the zone lot division of Lots 1, 3, 5 and 6, Section One, Brentwood Meadwos, of record in Book 6250, Page 232, Register's Office for said County.

Being part of the same property conveyed to Hailey Brothers Partnership by deed of record in Book 6226, Page 472, Register's Office for said County.

This conveyance is made subject to restrictions of record in Book 6291, Page 292, Register's Office for said County.

The property herein described, together with Lot 4-A is subject to a joint access easement on the front portion of said combined properties for purposes of ingress and egress in the area on the referenced plan; the benefits and burdens of which shall be appurtenant to, and run with, the joint properties, and each property shall be responsible for its proportionate share of the maintenance of the driveway as shown.

This is improved property, known as 420 Hill Road Nashville, Tennessee 37220.

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 heirs 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 convey 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

01/11 201.24- CHECK

2966

Witness our hands this 20th day of December, 1984.

HAILEY BROTHERS PARTNERSHIP

By Lambert L. Hailey
Lambert L. Hailey, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid personally appeared Lambert L. Hailey, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himelf to be the partner of HAILEY BROTHERS PARTNERSHIP, the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and official seal, this 20th day of December, 1984.

Eunice Miller
Notary Public

My commission expires: 10/20/85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $74,900.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 20th day of December, 1984.

Eunice Miller
Notary Public

My commission expires:
10-20-85

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

RECEIVED OF _____

FOR _____

BOOK 6473 PAGE 55

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

74900.00- CAMT.
194.74 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 201.24-
2966A01/11/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17.63.02

IDENTIF. REFERENCE

JAN 11 11 20 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 100600