FROM:

FIRST AMERICAN NATIONAL BANK OF NASHVILLE

TO:

RICHLAND RENOVATIONS, LTD.

For draftsman's use

PREPARED BY:
James L. Beckner, Esq.
Chambers Wyckoff & Beckner
First American Center, 12th Floor
Nashville, Tennessee 37238

BOOK 6527 PAGE 264

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richland Renovations, Ltd. (NAME)	New Owner (NAME)	Map 104-9
4007 Aberdeen Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 90
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

I 9 4 4 6 2

IDENTIF. REFERENCE

APR 4 3 31 PM '85

FILED & RECORDED
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$230,000.00--- Jan B. Beck
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF April, 1985.

Notary Public

MY COMMISSION EXPIRES: 7-17-88

(AFFIX SEAL)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Thousand and No/100 Dollars ($230,000.00), cash in hand paid by the Grantee hereinafter named, the receipt and sufficiency of which is hereby acknowledged, FIRST AMERICAN NATIONAL BANK OF NASHVILLE (the "GRANTOR"), has bargained and sold, and by these presents does transfer and convey unto RICHLAND RENOVATIONS, LTD., a Tennessee limited partnership, its successors and assigns (the "GRANTEE"), a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being the westerly half of Lot No. 127 and all of Lots Nos. 129 and 131 in Block 6 in Division "A" of the Plan of Richland Realty Company, which is of record in Plan Book 161, page 151, in the Register's Office for said County, described as follows:

BEGINNING at a point on the northerly margin of Richland Avenue, 140 feet west of the westerly margin of Bowling Street; running thence northwardly and parallel with said margin of Bowling Street, 192.5 feet to the southerly margin of an alley; running thence westerly with the said margin of said alley, 125 feet; thence southwardly and parallel with said margin of Bowling Street, 192.5 feet to the said margin of Richland Avenue; thence running eastwardly with the said margin of Richland Avenue, 125 feet to the beginning point.

BEING the same property conveyed to First American National Bank of Nashville by trustee's deed from McCoy C. Zachry, Trustee, of record in Book 6429, page 89, Register's Office for Davidson County, Tennessee.

34/24 634.50- CHECK

3345

This is improved property known as 3608 Richland Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, its successors and assigns, forever.

AND GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except as follows:

1. Real property taxes for 1985, which have been prorated and assumed by Grantee.

2. Encroachments, overlaps, boundary line disputes, easements or claims of easements not shown by the public records, and any matters which would be disclosed by an accurate survey and inspection of the premises.

AND GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized officer on this 3RD day of April, 1985.

FIRST AMERICAN NATIONAL BANK OF NASHVILLE

By: Robert L. Goodall

Title: V.P.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared ROBERT L. GOODALL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged HIMself to be VICE-PRESIDENT of FIRST AMERICAN NATIONAL BANK OF NASHVILLE, the within named bargainor, a national banking association, and that HE, as such officer, executed the foregoing instrument for the purposes therein contained by signing the name of the Bank by HIMself as such officer.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 3RD day of April, 1985.

NOTARY PUBLIC

My Commission Expires:
7-17-88

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

RECEIVED OF _____

FOR _____ BOOK 6527 PAGE 266

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

230000.00- CAMT.
698.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 604.50-
5345A04/04/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19462

IDENTIF. REFERENCE T

APR 4 3 31 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 122361