This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
G 249432 File Box #35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
G. Austin Triggs	First Tennessee Bank National Association	
(NAME)	(NAME)	
721 Branch Creek Road	P.O. Box 1000, Dept. 47	MAP 103-10
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37209	Memphis, Tennessee 38148	PARCEL 12
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- $10.00 ---------- *Dollars,*

Cash in hand paid by G. Austin Triggs and wife, Elizabeth G. Triggs and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Jerry R. Rowland, and wife, Barbara A. Rowland

have this day bargained and sold, and do hereby transfer and convey unto the said G. Austin Triggs, and wife, Elizabeth G. Triggs

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Brookside Courts Addition No. 3, as of record in Book 1835, page 107, said Register's Office.

Said Lot No. 32 fronts 177.05 feet on the northerly side of Branch Creek Road and runs back 93.5 feet on the westerly line and 156.9 feet on the easterly line to a line in the rear which measures 79 feet thereon.

Being the same property conveyed to Jerry R. Rowland and wife, Barbara A. Rowland, by deed from Andrews Properties, Inc., a Tennessee Corporation and Nelson C. Andrews and Sue Andrews of record in Book 5237, page 177, Register's Office for Davidson County, Tennessee.

Together with a permanent easement for driveway purposes as set forth in Deed of Easement of record in Book 5168, page 596, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 33,500.00

Subscribed and sworn to before me this the 27th *day of* September, 19 85

My commission expires: 4-20-86 *(Affix Seal)*

Affiant G. Austin Triggs, Jr.

Notary Public Cynthia B. Albright

This is improved (xx) unimproved ( ) property, known as 721 Branch Creek Road, Nashville, Tennessee 37209 *(House Number) (Street) P.O. Address (City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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.

Witness our hands this 27th *day of* September, *19* 85, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jerry R. Rowland

Barbara A. Rowland

05/30/85 233.60 CHECK 1732

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6658 PAGE 491

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Jerry R. Rowland and wife, Barbara A. Rowland

the within named bargainor S, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 27th *day of* September, *19* 85.

Cynthia B. Albrecht *Notary Public*

Commission expires 4-20-86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

WARRANTY DEED

FROM

Jerry R. Rowland etux

TO

G. Austin Triggs etux

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
Sep 30 2 35 PM '85

IDENTIFICATION REFERENCE

4 0 3 6 8.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6668 PAGE 492

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			83500.00- CA:TF; 217.10 CSTAX .50 PRFEE 6.00 WDEED CHECK 223.60-	
			1732A09/30/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40368

IDENTIFICATION REFERENCE

SEP 30 2 35 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 177322