BOOK 6671 PAGE 384

Fee 21

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
John M. Grissim, Trustee 323 Union Street Nashville, TN 37201	same	130-14-26 130-4-27

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, First American National Bank of Nashville, as Executor and Trustee under the Will of M. Stratton Foster, deceased (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said John M. Grissim, Trustee, with full power to sell, mortgage and convey without joinder of any beneficiary (the "Grantee"), Grantee's heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $310,000.00.

House 110,000.00
Land 200,000.00

J. M. Grissim, Jr.
Affiant

Subscribed and sworn to before me this 2nd day of October, 1985.

Gail G. Crawford
Notary Public
My Commission Expires: 4/19/88

2. The Plan of record in Book 2331, page 8, Register's Office for Davidson County, Tennessee, shows an Owner's certificate, a 140-foot minimum building setback line from Lynwood Boulevard, a 40-foot minimum building setback line from Beekman Drive, and a 20-foot easement for public utility and drainage purposes along the northwesterly line of Tract II.

3. The Plan of record in Book 547, page 188, said Register's office, shows a 10-foot easement along the northeasterly and westerly lines of Tract I.

4. An easement for flow of Richland Creek.

5. A 20-foot permanent easement for sanitary sewers and for drainage on Tract I and two 20-foot temporary construction easements on Tract I granted to the Metropolitan Government of Nashville and Davidson County, as set out in the Agreed Final Order, of record in Book 5856, page 104, said Register's Office.

This is improved property, known as 1009 Lynwood Boulevard, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

First American National Bank of Nashville executes this Deed and makes such warranties, convenants and representations as are contained herein only in its capacity as Executor and Trustee under the Will of M. Stratton Foster, deceased, and not in its corporate capacity, and such covenants and warranties shall bind only the Estate of M. Stratton Foster, deceased.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 2nd day of October, 1985, the corporate party having caused its name to be signed hereto by its duly authorized officer on said day and date.

FIRST AMERICAN NATIONAL BANK OF NASHVILLE, as Executor and Trustee under the Will of M. Stratton Foster, deceased

By: Bob L. Andrews

Title: VP & Sr Tr Off.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Gail G. Greenfield, a Notary Public of the State and County aforesaid, personally appeared Bob L. Andrews, 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 Pres & Sr. Trust Officer First American National Bank of Nashville, Executor and Trustee under the Will of M. Stratton Foster, the within named bargainor, a corporation, and that he as such Vice Pres & Sr Trust Officer executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice Pres. & Sr. Trust Officer

WITNESS my hand and seal, at office in Nashville, Tennessee, this 2nd day of October, 1985.

Gail G. Greenfield
Notary Public

My Commission Expires: 7/17/88

Exhibit A

Tract I:

Land in Davidson County, Tennessee, being Lot No. 8 of Block 1, on the Plan of a portion of T. J. Tyne's Tract, as of record in Book 547, page 188, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point, which said point is the southwest corner of Lot No. 1 and the northwest corner of Lot No. 8; thence south 112 feet to a point; thence easterly 13.5 feet; thence southerly 42.3 feet to a point; thence southerly 339.8 feet to the north margin of an unnamed street; thence easterly with the northerly margin of said unnamed street 90 feet; thence northerly 429.6 feet to the southerly line of Lot No. 2; thence westerly with said southern line of Lot No. 2 and with the southern line of Lot No. 1, 219.5 feet to the beginning.

Being the same property conveyed to M. Stratton Foster by deed from Gary W. Fox d/b/a Fox Construction Company, of record in Book 6224, page 209, said Register's Office; the said M. Stratton Foster having since died and his Will of record in Will Book 151, page 531, Probate Court Clerk's Office for Davidson County, Tennessee, authorizing First American National Bank of Nashville as Executor and Trustee to sell and convey subject property.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Chickering Hills, Section I, as of record in Book 2331, page 8, Register's Office for said County, described as follows:

Beginning on the northwesterly margin of Lynwood Boulevard at the southeast corner of a tract marked "Reserved, Not A Building Site"; thence with the line between said Lot No. 2 and said Reserved tract, northwesterly 494.4 feet; thence South 21 degrees 37 minutes West 295.7 to the northeasterly margin of Beekman Drive; thence with the same, South 66 degrees 57 minutes East 8.8 feet to a concrete monument, the beginning of a curve; thence around said curve having a radius of 658.48 feet, southeasterly 283.68 feet to a concrete monument, the beginning of another curve; thence around said curve having a radius of 302.81 feet, southeasterly 153.71 feet to a concrete monument, the beginning of another curve; thence around said curve having a radius of 25 feet, northeasterly 38.40 feet to the northwesterly margin of Lynwood Boulevard; thence with the same, northeasterly 199.46 feet to the beginning.

Being the same property conveyed to M. Stratton Foster and wife, Eleanor G. Foster, by deed from Mary Dozier Vess, of record in Book 3096, page 193, said Register's office, the said Eleanor G. Foster and M. Stratton Foster, having both since died, with Eleanor G. Foster predeceasing M. Stratton Foster and his Will of record in Will Book 151, page 531, Probate Court Clerk's Office for Davidson County, Tennessee, authorizing First American National Bank of Nashville as Executor and Trustee to sell and convey subject property.

41107
IDENTIFICATION REFERENCE
Oct 2 12 19 PM '85
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6671 PAGE 388

FOR _____

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

310000.00- CONT.
806.00 CSTAX
.50 PREE
12.00 WDEED
CHECK 818.50-
2607A10/02/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41107

IDENTIFICATION REFERENCE

Oct 2 12 19 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 178179