Box 12

This Instrument Prepared By:
J. GREER CUMMINGS, JR.
ATTORNEY AT LAW
222 THIRD AVENUE N.
P. O. BOX 198062
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Maurice W. Pinson P.O. Box 121859 Nashville, TN 37212-1859	METROPOLIAN FEDERAL SAVINGS & LOAN ASSN 230 4th Avenue, North Nashville, TN 37219	Map 104-7 Parcel 503 24W-05425

BOOK 6686 PAGE 83

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Hart-Freeland-Roberts, Inc., a Tennessee corporation (the "Grantor"), has this day bargained and sold, and by these presents does hereby transfer and convey unto Maurice W. Pinson (the "Grantee"), his heirs and assigns, certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with all improvements, buildings and structures located thereon (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit B, which is attached hereto and incorporated herein by reference.

This is improved property known as 2140 Belcourt Avenue, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs and assigns, forever.

And Grantor covenants with Grantee that it is lawfully seized and possessed of the Property in fee simple, that it has a good right to convey it, and that the same is unencumbered, except to the extent otherwise set forth in Exhibit B hereto.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend

the title to the Property to the said Grantee, his heirs and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed by its duly authorized officer on this 17 day of October, 1985.

HART-FREELAND-ROBERTS, INC.

By: William J. Stockard
Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared WILLIAM J. STOCKARD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be PRESIDENT of Hart-Freeland-Roberts, Inc., the within named bargainor, a corporation, and that he, as such PRESIDENT, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as PRESIDENT.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 17th day of October, 1985.

June E. Atkinson
Notary Public
My Commission Expires: 7/17/88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $605,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of October, 1985.

June E. Atkinson
Notary Public
My Commission Expires: 7/17/88

EXHIBIT A

A tract or parcel of land located in Nashville, Davidson County, Tennessee, being Lot Number 2 on the Plan of the Resubdivision of Lots 13, 14, and 15 of the E. C. Scrugg's Subdivision of Burch Orchard, of record in Book 4675, page 47, of the Register's Office for Davidson County, Tennessee, which property is more particularly described according to a survey by Thomas E. Pate, dated December 16, 1980, as follows:

BEGINNING at a point in the northerly right-of-way line of Belcourt Avenue, which point is 320.00 feet more or less from the intersection of said northerly right-of-way line of Belcourt Avenue and the easterly right-of-way line of 24th Avenue South; thence, leaving said northerly right-of-way line of Belcourt Avenue, North 04 degrees 27 minutes East 142.50 feet to a point on the southerly line of an alley; thence, along said southerly line of an alley, South 85 degrees 20 minutes East 184.00 feet to a point in the westerly line of another alley; thence, along said westerly line of an alley, South 04 degrees 27 minutes West 142.50 feet to a monument in the northerly right-of-way line of Belcourt Avenue; thence, along said northerly right-of-way line of Belcourt Avenue, North 85 degrees 20 minutes West 184.00 feet to the point of beginning, containing .602 acres, more or less.

BEING part of the same property conveyed to Hart-Freeland-Roberts, Inc. by deed from H-F-R Company, a partnership, of record in Book 5698, page 877, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. 1985 real property taxes, which have been prorated and assumed by Grantee;

2. Deed of Trust executed by H-F-R Company, a Tennessee partnership, to Barrett B. Sutton, Trustee, of record in Book 5446, page 64, Register's Office for Davidson County, Tennessee;

3. Assignment of Lease executed by the said H-F-R Company to Life and Casualty Insurance Company of Tennessee, of record in Book 5446, page 82, said Register's Office;

4. Financing Statement designating the said H-F-R Company as Debtor and Life and Casualty Insurance Company of Tennessee as Secured Party, of record in Book 5446, page 88, as continued in Book 6268, page 442, said Register's Office; and

5. Owner's Certificate and 25-foot minimum building setback line from Belcourt Avenue (which setback line has been violated), as shown on the Plan aforesaid of record in Book 4675, page 47, said Register's Office.

45558

IDENTIF. REFERENCE

OCT 18 12 30 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6686 PAGE 87

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
			605000.CO- CAMT.	
			1573.00 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 1585.50-	
7862A		10/18/85	BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 5 5 5 8

IDENTIFICATION REFERENCE

Oct 18 12 30 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 183310