WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deer Creek Properties, Inc.	Same	160;200 - Lot 1A
(NAME)	(NAME)	160;201 - Lot 2A
3829 Richland Ave.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	160;205 - Lot 1B
Nashville, Tn. 37205		160;206 - Lot 2B
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Richard H. Frank, Jr. and wife, Katherine B. Frank

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deer Creek Properties, Inc.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS. A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot Nos. 1A, 1B, 2A and 2B as shown on the Plan of Zone Lot Division, Lots 1 and 2 of the Recorded Plat "Resubdivision of Lots 1 and 2 of Plan of Walnut Ridge" of record in Book 6250, page 516, Register's Office for Davidson County, Tennessee, which plan amends the Resubdivision of Lots 1 and 2 of Plan of Walnut Ridge of record in Book 6200, page 201, said Register's Office, to which plans reference is hereby made for a more complete description.

Being part of the same property conveyed to Richard H. Frank, Jr. and wife, Katherine B. Frank, by deed from Warren McAllister Deacon and wife, Martha Deacon, of record in Book 4351, page 691, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. 1986 Metropolitan Government taxes.

2. Sanitary sewer and/or storm drainage easement and a temporary construction easement conveyed by deed from Richard H. Frank, Jr. and wife, Katherine B. Frank, to Metropolitan Government of Nashville and Davidson County, dated May 29, 1975, of record in Book 4952, page 185, said Register's Office.

3. Restrictive covenants contained on the plat of Lots 1 and 2, of recorded plat "Resubdivision of Lots 1 & 2 of Plan of Walnut Ridge, of record in Book 6250, page 516, said Register's Office."

4. All matters as shown on the Plan of the Resubdivision of Lots 1 & 2 of Plan of Walnut Ridge of record in Book 6200, page 201, said Register's Office, as amended by Zone Lot Division, Lots 1 & 2 of the Recorded Plat "Resubdivision of Lots 1 & 2 of Plan of Walnut Ridge" of record in Book 6250, page 516, said Register's Office.

unimproved ( )
This is improved ( ) property, known as Hill Road, Brentwood, Tennessee 37027
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 successors, assigns 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. Wherever 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 hand s this 1ST day of April, 1986

Richard H. Frank, Jr.

Katherine B. Frank

Form 3

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard H. Frank, Jr. and wife, Katherine B. Frank, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of April, 19 86

Commission Expires: 5/13/89

Carol R. Rivers
Notary Public

STATE OF _____)

COUNTY OF _____)

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he, they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

WITNESS my hand and official seal at office at _____ on this ___ day of _____, 19__.

My Commission Expires: _____

Notary Public

WARRANTY DEED

FROM
Richard H. Frank, Jr. and wife, Katherine B. Frank

TO
Deer Creek Properties, Inc.

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

IDENTIFICATION REFERENCE

88034

APR 2 9 48 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 110,000.00

Walter L. Dearborn

Subscribed and sworn to before me this 1st day of April, 19 86

My Commission Expires: 5/13/89

Carol R. Rivers
Notary Public

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

RECEIVED OF _____

FOR _____

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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
			[illegible] CANT,	
			286.00	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	292.50-
			090-A04/02/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88034

IDENTIFI REFERENCE

APR 2 9 40 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 233083