THIS INSTRUMENT PREPARED BY: Christian A. Horsnell, GILBERT & MILOM, Thirteenth Floor, Third National Bank Bldg., Nashville, Tennessee 37219 (615) 244-0020.

BOOK 6854 PAGE 419

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ted J. Trammell	Same	Map 105-14
(NAME)	(NAME)	
384 Ashgrove Drive		Parcel 306
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37211		BH 02660
(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 the Grantee; and other good and valuable consideration, the receipt and sufficiency of which being hereby acknowledged by the Grantor,

Financial Institution Services, Inc. (the "Grantor")

have this day bargained and sold, and do hereby transfer and convey unto the said Ted J. Trammell

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

See attached Schedule A for legal description.

This conveyance is made subject to a 15-foot easement for sanitary sewers parallel to White Avenue along the northeasterly line and a 10-foot easement for public utilities along the southerly line of the property herein conveyed and 1986 real property taxes a lien, but not yet due, which have been prorated and assumed by the Grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 90,000.00

Subscribed and sworn to before me, this the 9th day of May, 1986

Affiant Ted J. Trammell

My commission expires November 1, 1987

(Affix Seal)

Notary Public

This is improved ( ) unimproved (X) property, known as Melpark Drive at White Avenue, Nashville, Tennessee 37204
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said 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., except as noted herein.

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 9th *day of* May, 19 86, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

FINANCIAL INSTITUTION SERVICES, INC.

By: John D. Whalley

John D. Whalley, Executive Vice-President and Secretary

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* .....

.....

.....

the within named bargainor....., *with whom I am personally acquainted, and who acknowledged that*..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at.....*Tennessee, this*.....*day of*....., *19*.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undesigned ....., *a Notary Public of the State and County aforesaid, personally appeared* JOHN D. WHALLEY ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Exec. Vice-President and Secretary *of the* Financial Institution Services, Inc. ..... *the within named bargainor, a corporation, and that* he *as such* Exec. Vice-President & Secretary ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Executive Vice-President & Secretary.

Witness my hand and seal, at office in Nashville, Tennessee ..... *this* 9th *day of* May, *19* 86

.....*Notary Public*

Commission expires November 1, 1987

CHRISTIAN A. MARSHALL NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE STATE AT LARGE

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

SCHEDULE A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, to-wit:

Beginning at an iron pin in the westerly margin of White Avenue, said point being S 11° 37' E 211.72 feet from the southerly margin of Melpark Drive, projected on a straight line to White Avenue and being the northeast corner of the tract owned by Kermit C. Stengel, Jr., et al. and presently under lease to The Dede Wallace Center by Indenture of Lease dated June 30, 1972, as amended; thence with the northerly line of the property presently under lease to The Dede Wallace Center S 71° 04' W 145.80 feet to an iron pin at a point in the easterly line of the property formerly owned by Financial Institution Services, Inc. by deed of record in Book 5072, page 207, Register's Office for said County; thence with the said Financial Institution Services, Inc.'s former easterly line N 18° 30' W 210 feet to an iron pin in the southerly margin of Melpark Drive; thence with the southerly margin of Melpark Drive N 71° 04' E 143.33 feet to an iron pin; thence in a southerly and easterly direction around a curve to the right on a radius of 25 feet with a central angle of 97° 19' a distance of 39.41 feet to an iron pin in the westerly margin of White Avenue; thence with White Avenue S 11° 37' E 183.88 feet to the point of beginning.

Being the same property conveyed to Financial Institution Services, Inc. by deed from Kermit C. Stengel, Jr., Karl E. Haury and H & S Development Company, Inc., of record in Book 5380, page 873, Register's Office for Davidson County, Tennessee.

99883

IDENTIFICATION REFERENCE

MAY 12 4 06 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

90000.00- CAMT.
234.00 CSTAX
.50 PRFEE.
9.00 WDEED.
CHECK 243.50-.
-30:5A05/12/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99883.

IDENTIF! REFERENCE

MAY 12 4 06 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 246868