WARRANTY DEED BOOK 7002 PAGE 731

FROM: DUDLEY WARNER

TO: DUDLEY WARNER & CO., INC.

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr., Esquire
Baker Worthington Crossley Stansberry & Woolf
Thirtieth Floor, L & C Tower
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dudley Warner & Co., Inc. (NAME)	SAME (NAME)	117-5 12 and 13
P. O. Box 158202 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FILED
OCT 7 1986
05 PM
DAVIDSON COUNTY, TN.
REGISTER

IDENTIFICATION REFERENCE
5031 4

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,020,000.

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

Affiant

My commission expires: 7-18-87 (Affix seal) Notary Public

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable considerations, cash in hand paid by DUDLEY WARNER & CO., INC., (the "Grantee" herein), the receipt whereof is hereby acknowledged, the undersigned Grantor, DUDLEY WARNER, ("Grantor" herein), has bargained and sold, and by these presents does transfer and convey unto the said Grantee, DUDLEY WARNER & CO., INC., a Tennessee corporation, its successors and assigns, certain real estate in Davidson County, State of Tennessee, being more particularly described as follows:

709 BOWLING AVENUE

Land in Davidson County, Tennessee, being part of Lot No. 3 on the Plan of Colonial Estates, not of record, described according to a survey made by W. W. Turner Company, Engineers, August 27, 1946, as follows:

Beginning at a point on the westerly margin of Bowling Avenue, at the southeast corner of Lot No. 2 conveyed to J. Fred Hathcock and wife, by deed from C. B. Ragland Company, of record in Book 1727, Page 247, Register's Office for said County; thence with the line between said Lots 2 and 3, South 83 degrees 37' West 551 feet to an iron pin in the easterly boundary line of Lot 5 on said plan; thence with the line between Lot 3 and Lots 4 and 5, South 4 degrees East 110.75 feet to an iron pin; thence eastwardly 552 feet to a point on the westerly margin of Bowling Avenue; thence North 4 degrees 35' West with the margin of said Avenue, 118 feet to the beginning.

Being the same property conveyed to Dudley Warner by deed from Steven G. Hall and wife, Kathryn S. Hall, of record in Book 6605, Page 392, Register's Office for Davidson County, Tennessee.

711 BOWLING AVENUE

Land in the 7th Civil District of Davidson County, Tennessee, being the southerly half of Lot No. 3 on the Plan of Colonial Estates, not of record, described according to a survey made by W. W. Turner Company, Engineers, August 27, 1948, by Hal R. Swann, Jr., Surveyor, March 5, 1955, as follows:

16

Beginning on the westerly margin of Bowling Avenue at a point 118 feet south of the southeast corner of Lot No. 2 conveyed to J. Fred Hathcock and wife, by deed from C. B. Ragland Company, of record in Book 1727, Page 247, Register's Office for said County; thence westwardly 552 feet to the easterly line of Lot No. 4, said point being 110.75 feet south of the southwest corner of said Hathcock property; thence with the easterly line of said Lot No. 4 South 4 degrees East 110.75 feet to an iron pin; thence North 85 degrees 10' East 553 feet to the westerly margin of Bowling Avenue, thence with said Avenue North 4 degrees 35' West 118 feet to the beginning.

Being the same property conveyed to Dudley Warner by deed from Sue T. Fort, Jr. of record in Book 6641, Page 940, Register's Office for Davidson County, Tennessee.

The legal description and the state of title of the property have been furnished to the draftsman by the Grantor, by third parties or from the record. The draftsman assumes no liability as to the accuracy thereof.

SUBJECT TO:

1. 1986 taxes, a lien, but not yet due and payable.

2. Construction Loan Deed of Trust, Assignment of Rents and Security Agreement [redacted] to Glenn L. Lawrence, Trustee, to secure to Metropolitan Federal Savings and Loan Association an indebtedness not to exceed $800,000 of record in Book 6694, Page 114, Register's Office for Davidson County, Tennessee, the terms and conditions of which are incorporated herein by reference as though fully copied herein, all of which Grantee assumes and agrees to pay.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said DUDLEY WARNER & CO., INC., its successors and assigns, forever.

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

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said real estate to the said DUDLEY WARNER & CO., INC., its successors and assigns, against the lawful claims of all persons whomsoever.

BETH G. WARNER, the wife of DUDLEY WARNER, joins herein for the sole purpose of quitclaiming all her marital right, title and interest in and to the property.

DATED as of this the 9th day of September, 1986.

DUDLEY WARNER

Beth G. Warner

BETH G. WARNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, DUDLEY WARNER AND WIFE, BETH G. WARNER, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 9th day of September, 1986.

NOTARY PUBLIC

MY COMMISSION EXPIRES: July 18, 1987

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

RECEIVED OF _____

FOR _____

BOOK 7002 PAGE 733

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
		1,050,000.00 CONS.		
			2856.00 CSTAX	
			.50 PRFE	
			6.00 MSC	
			CHECK	2862.50-
13 15A 10/07/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5031 4

IDENTIFICATION REFERENCE

OCT 7 1 05 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 303909