This Instrument Prepared By:
Barry W. Bedford, Attorney
Suite 201, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

Address of New Owner(s)	Mortgagee:	Map-Parcel No.:
Theodore M. Saal et ux 5349 Granny White Pike Nashville, TN	Fitzgerald Atkinson 3200 West End Avenue Nashville, TN 37202	145-14-14

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, FITZGERALD ATKINSON and wife, RUTH P. ATKINSON (the "Grantor") has this day bargained and sold, and transfer and convey to THEODORE M. SAAL and wife, MARY VIRGINIA SAAL (the "Grantees"), their heirs, successors, and assigns, the following described land in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 176 on the Plan of Tyne Valley Estates, Section 10, as of record in Book 3700, page 136, Register's Office for said County.

SAID Lot No. 176 fronts 203 feet on the west side of Granny White Pike and extends back 384.2 feet on the north line and 324.92 feet on the south line to a dead line measuring 211.5 feet thereon.

BEING the same property conveyed to Fitzgerald Atkinson and wife, Ruth P. Atkinson by deed from Theodore M. Saal and wife, Mary Virginia Saal of record in Book 5365, page 444, said Register's Office.

This conveyance is made subject to 1986 property taxes, which have been prorated and assumed by the Grantees.

This is improved property known as 5349 Granny White Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees and their heirs, successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 17 day of November, 1986.

× Fitzgerald Atkinson
FITZGERALD ATKINSON

× Ruth P. Atkinson
RUTH P. ATKINSON

65098

IDENTIFICATION REFERENCE

Nov 20 8 45 AM '86

FELIX Z. WILSON IT REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of November, 1986, before me personally appeared FITZGERALD ATKINSON and wife, RUTH P. ATKINSON, to me known or proved to me on the basis of satisfactory evidence, to be the same person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and adeed.

Witness my hand and official seal.

My Commission Expires:

2/9/88

Betty Ann Capps
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

Theodore M Saal
AFFIANT

SUBSCRIBED TO AND BEFORE ME, THIS
17th DAY OF November, 1986.

Betty Ann Capps
NOTARY PUBLIC

My Commission Expires: 2/9/88

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

RECEIVED OF _____

FOR _____

BOOK 7045 PAGE 165

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
			165000.00 CAMT.	
			462.00 MSTAX	
			VD 462.00 MSTAX	
			462.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	468.50
			00DCA11/20/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65098

IDENTIFI REFERENCE

Nov 20 8 45 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 13998