This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
G252399 File Box #35

WARRANTY DEED

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ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Bear (NAME)	SAME (NAME)	
1617 Ash Valley Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	MAP 131-13
Nashville, TN. (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCEL 46

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- $10.00 ---------- *Dollars,*

Cash in hand paid by David Bear and wife, Laurie Hammer and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Mary Jenkins Kline, and, David Kline, wife and husband

have this day bargained and sold, and do hereby transfer and convey unto the said David Bear, and wife, Laurie Hammer

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

Land in the First Civil District, Davidson County, Tennessee, being Lot No. 2 on the Plan of Revised Subdivision of Lot 7 and a portion of Lot 6, Westwood Subdivision, of record in Book 5190, page 435, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the easterly margin of North Stanford Drive, said iron pin being located at the point of intersection of said roadway and the common corners of Lots 6 and 7 of Westwood Subdivision of record in Book 974, page 14, Register's Office for Davidson County, Tennessee; thence North 61 deg. 50' East for a distance of 492.84 feet, along the boundary line of said Lots 6 and 7 to a point, being the point of beginning for the hereindescribed tract; from said point of beginning continuing North 62 deg. 36' 56" East for a distance of 298.35 feet to a point: thence North 4 deg. 25' 45" West 28.93 feet to a point: thence North 88 deg. 28' East 50.0 feet to a point, in the westerly margin of Lot 255, Section Two, Tynewood Estates, of record in Book 2900, pages 89 and 90, Register's Office for Davidson County, Tennessee: thence South 2 deg. 08' West for a distance of 253.60 feet to a point: thence South 3 deg. 07' East for a distance of 62.50 feet to a point: thence South 67 deg. 59' 28" West for a distance of 308.65 feet to a point: thence North 4 deg. 25' 45" West for a distance of 264.88, feet to the point of beginning, and containing 2.00 acres, more or less.

(See "EXHIBIT A")

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 345,000.00

Subscribed and sworn to before me this the 3rd *day of* December, *19* 86

My commission expires: 3-11-90 *(Affix Seal)*

Affiant

Notary Public

unimproved (..)
This is improved ( ) property, known as 1617 Ash Valley Road, Nashville, TN. *(House Number) (Street) P.O. Address (City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the 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.

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 3rd *day of* December, *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.*

Mary Jenkins Kline

David Kline

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Mary Jenkins Kline, and, David Kline, wife and husband

*the within named bargainor*s, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 3rd *day of* December, *19* 86

Patsy A Martin *Notary Public*

Commission expires 3-11-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

EXHIBIT A

Being the same property conveyed to Mary Jenkins Kline, by deed from Stephen C. Asbury and wife, Barbara E. Asbury of record in Book 5582, page 10, Register's Office of Davidson County, Tennessee.

WARRANTY DEED

FROM

Mary Jenkins Kline etal

TO

David Bear etux

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

FELIX A. MILLIGAN II REGISTER
DAVIDSON COUNTY, TN
DEC 8 9 42 AM '86

IRENTIFIREFERENCE

704222

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

345000.00- CAPT.
966.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 972.50-
4:67A:2/08/86 BAL .09

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

70422

IDENTIFICATION REFERENCE

Dec 8 9 42 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 19956