This Instrument Prepared By:
Richard M. Davenport, Attorney
Suite 201, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

BOOK 7091 PAGE 134

Address of New Owner(s):	Mortgagee:	Map-Parcel No.:
Andy French	First American	103-4-315
103 Berrywood Ct.	Nat'l Bank	104-1-103
Hendersonville, TN. 37075	First American Center Nashville, TN 37237	104-1-104
		83-10-310

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, JOHN LIVINGSTON (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to ANDY FRENCH (the "Grantees"), their heirs, successors, and assigns, the following described land in Davidson County, Tennessee, to-wit:

TRACT I:

LAND in Davidson County, Tennessee, being Lot No. 7 on the Revised Plan of Valley View Subdivision, Section 1 as of record in Book 2331, page 88, said Register's Office.

SAID Lot No. 7 fronts 50 feet on the south side of Sentinel Drive and runs back between parallel lines, 150 feet to the north right of way of the N. C. & St. L. Railroad.

TRACT II:

BEING Lot No. 8 on the Revised Plan of Valley View Subdivision, Section 1 as of record in Book 2331, page 88, said Register's Office.

SAID Lot No. 8 fronts 50 feet on the south side of Sentinel Drive and runs back between parallel lines, 150 feet to the north line of the N. C. & St. L. Railroad.

TRACT III:

LAND in Davidson County, Tennessee, being Lot No. 14 on the second Revised Plan of Valley View Subdivision, Section 1 as of record in Book 2331, page 113, said Register's Office.

SAID Lot No. 14 fronts 50 feet on the south side of Sentinel Drive and runs back between lines, 148.8 feet on the west line and 149.1 feet on the east line to the north line of the right of way of the N. C. & St. L. Railroad on which it measures 85 feet thereon.

TRACT V:

LAND in Davidson County, Tennessee, being Lot No. 58 on the Plan of Lockeland Subdivision of the Chadwell Home Place of record in Book 57, page 135, said Register's Office.

SAID Lot No. 58 fronts 50 feet on the northerly side of Woodland Street and runs back between parallel lines 170 feet to an alley.

BEING the same property conveyed to Andy French and John Livingston by deed from Edd R. Turner, III and wife, Sandra R. Turner of record in Book 6112, page 786, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters of record.

This is improved property.

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 31 day of December, 1986.

John Livingston
JOHN LIVINGSTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31ST day of December, 1986, before me personally appeared JOHN LIVINGSTON 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 his free act and deed.

Witness my hand and official seal.

My Commission Expires:

11-12-90

Barry W. Bedford
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $47,250.00.

Andy Wrench
AFFIANT

SUBSCRIBED TO AND BEFORE ME, THIS 31ST DAY OF December, 1986.

Barry W. Bedford
NOTARY PUBLIC

My Commission Expires: 11-12-90

DEC 31 4 57 PM '86
DAVIDSON COUNTY TN
REGISTER'S OFFICE

IDENTIFICATION REFERENCE

78827

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	COTX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MOTX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

472500.00- CONT.
132.60 STAX
.50 PRFEE
5.00 MDED
CHECK 138.60-
12/31/86 SAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7882 27.

IDENTIFICATION REFERENCE

Dec 31 4 57 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 29355