WARRANTY DEED

FROM: Richard B. Hessey and Constance Lynn Hessey, Grantor

TO: George W. Holder, Jr., Grantee

This instrument was prepared by:
Robert N. Buchanan, III
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Mortgagee:	Map-Parcel Numbers
P. O. Box 40366 Nashville, TN 37204	None	96-13-157

Field Book Numbers

3DZ 59988

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Thousand Dollars ($100,000).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 29th day of January, 1987.

Notary Public

My Commission Expires: April 17, 1988

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Richard B. Hessey and Constance Lynn Hessey, Grantors, have bargained and sold, and by these presents do transfer and convey unto the said George W. Holder, Jr., Grantee, his heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, the Third Civil District, according to a survey made by Robert H. Meade, P.E., dated August 11, 1965, and revised September 8, 1965, more particularly described as follows:
>
> Beginning at a point in the southern margin of Allen Road at a point 210 feet from the southeast corner of Donelson Pike and Allen Road in an easterly direction from said corner; thence along the southerly margin of Allen Road in a direction south 79 deg. 31' east a distance of 100 feet to an

iron pin; thence south 4 deg. 34' west 201 feet to an iron pin; thence north 79 deg. 31' west 72.6 ft. to an iron pin; thence north 0 deg. 07' west a distance of 205.7 feet to an iron pin in the southerly margin of Allen Road, the point of beginning.

Being the same property conveyed to Richard B. Hessey by deed from Everett D. Griggs and wife Maryetta Griggs & Jimmy L. Griggs and wife Mary Elizabeth Griggs of record in Book 4799, page 869, Register's Office for Davidson County, Tennessee.

This is improved property, known as 941 Allen Road, Nashville, Tennessee 37214.

This conveyance is expressly made subject to the following:

1. The lien for 1987 taxes which have been prorated and will be paid by Grantee.

2. Restrictive covenants of record in Book 3938, page 859, said Register's Office.

3. Sanitary sewer and/or storm drainage easements of record in Book 5420, page 822, and Book 5947, page 516, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors, and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantors do further covenant and bind Grantors, their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness our hands this 29th day of January, 1987.

Richard B. Hessey

Richard B. Hessey

Constance Lynn Hessey

Constance Lynn Hessey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert N. Buchanan III, a Notary Public of said County and State, Richard B. Hessey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 29th day of January, 1987.

Robert N. Buchanan III
Notary Public

My Commission Expires: 4-17-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robert N. Buchanan III, a Notary Public of said County and State, Constance Lynn Hessey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 29 day of January, 1987.

Robert N. Buchanan III
Notary Public

My Commission Expires: 4-17-88

2665R/01-09-87

2 4 2
8 8

IDENTIFICATION REFERENCE

JAN 29 12 42 PM '87

DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7120 PAGE 827

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

10. • 0- CANT.
200.00 CSTAX
.50 PRFE
9.00 WDED
CHECK 239.50-
4297301/29/87 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88242

IDENTIFICATION REFERENCE

JAN 29 12 42 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 39790