FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,183.01

Don Ware
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF January, 1987.

V. Eddie McKinney
Notary Public

MY COMMISSION EXPIRES: 10-1-87

(AFFIX SEAL)

7 1 87

THIS INSTRUMENT WAS PREPARED BY

Montgomery & Associates One Burton Hills Blvd. S-220 Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don Ware (NAME)	SAME (NAME)	106-01
200 Hillwood Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	154
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	2DA-62825

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Dudley Square, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Don Ware and wife, Lynn Ware

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

See Attached "Exhibit A" for complete legal description.

Being the same property conveyed to Dudley Square, Inc. by Quitclaim deed from Louis Field, Carolyn Finkelstein Lowen and Arthur K. Lowen of record in Book 6878, Page 866, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

9 1 8 1 6

IDENTIFICATION REFERENCE

FEB 9 1 48 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is unimproved (XX) improved ( ) property, known as _____ (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 his hand this 19th day of January, 1987

Bryan Stanley, Pres.
Dudley Square, Inc.

STATE OF TENNESSEE
Davidson County

BOOK 7131 PAGE 321

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Bryon Stanley and _____ with whom I am personally acquainted and who upon (his oath) (themselves) (himself) acknowledged (themselves) to be the President and _____ respectively of the Dudley Square, Inc. the within named bargainor, a corporation, and that (he) (they) as such President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Bryon Stanley as such President, and attesting the same by the said Bryon Stanley as such President

Witness my hand and official seal at office at Brentwood, TN on this the 14th day of January, 1987.

My commission expires 10-1-87

N. Eddie Mayfield
Notary Public

WARRANTY DEED

FROM Dudley Square, Inc.

TO Don Ware and wife, Lynn Ware

EXHIBIT A
PROPERTY DESCRIPTION

Land Description

Land in Davidson County, Tennessee described according to a survey by McConnell Engineering and recorded in Book 6200, Page 362 of the Register's Office for Davidson County, Tennessee.

Beginning at an old iron rod in the southerly margin of Elm Hill Pike, approximately 230 feet west of its intersection with P'Poole Avenue, said rod being the northeast corner of the Chilton Enterprises, Inc. property as recorded in Book 4120, Page 5, Register's Office for Davidson County, Tennessee.

Thence along said margin S 87 degrees - 02' - 15" E - 41.98 feet to a new iron rod;

Thence leaving said margin and along the southwesterly margin of Reserve Parcel "A", P'Poole Heights, Section 1 S 42 degrees - 29' - 01" E - 207.30 feet to a new iron rod, being the northwest corner of the Third National Bank property as recorded in Book 4350, Page 115, Register's Office of Davidson County, Tennessee;

Thence along said Bank's property line, S 44 degrees - 02' - 00" E - 87.83 feet, to a new iron rod;

Thence S 02 degrees - 25' - 00" W - 309.41 feet to a new iron rod;

Thence N 71 degrees - 57' - 00" W - 57.16 feet to a new iron rod;

Thence leaving said Bank's line and with the eastlerly line of the Murfreesboro Road Inn Property, Lot 1 as recorded in Book 4955, Page 70, Register's Office of Davidson County, Tennessee, N 21 degrees - 24' - 14" E - 133.61 feet to an old iron rod;

Thence N 68 degrees - 34' - 32" W - 228.75 feet to an old iron rod;

Thence N 03 degrees - 35' - 50" W - 9.43 feet to an old iron rod on the southerly margin of the easterly terminus of an 18 foot alley;

Thence leaving said Inn property, N 02 degrees - 07' - 03" W - 18.35 feet to an old iron rod, being the northwest corner of said alley and the southwest corner of the aforementioned Chilton property;

Thence along Chilton's westerly line N 02 degrees - 07' - 03" W - 274.10 feet to the point of beginning.

Containing 1.46 acres.

Being part of the same property conveyed to Dudley Square, Inc. by Warranty Deed of record in Book 6878, Page 861, and the same property by Quitclaim Deed of record in Book 6878, Page 866, Register's Office for Davidson County, Tennessee.

3247

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

RECEIVED OF _____

FOR _____

BOOK 7131 PAGE 323

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

107100.00- CONT.
385.50 CSTAX
.50 PRFEE
2.00 WDEED
CHECK 385.50-
02A7:02/09/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 1 8 1 6

IDENTIF. REFERENCE

FEB 9 1 48 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 43649