This instrument was prepared by Charles L. Cornelius, Jr., Attorney, Third National Financial Center, Suite 2900, P. O. Box 2808, Nashville, TN 37219.

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map/Parcel Nos.
R. Scott Palmer 5925 Northaven Road Dallas, TX 75230	Same	49-143

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged,

MARGARET ELIZABETH MAGER, a widow, has this day bargained and sold, and does hereby transfer and convey to R. SCOTT PALMER, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, as follows:

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, being more fully described as follows:

Beginning at an iron pin set on the west right of way line of Knight Road, a 50' road, at the common line of the herein described tract and a tract conveyed to Walter O. Sanders et ux by deeds recorded in Book 1236, page 651, and Book 1281, page 177, R.O.D.C., Tennessee and proceeding as follows: with the west right of way line of Knight Road S 16 deg. 16' 06" E 957.36'; thence, with a 1884.86' radius curve to the right a distance of 326.18' to a concrete monument said curve has a chord bearing and distance of S 11 deg. 18' 39" E 325.78'; thence, leaving Knight Road with the common line of Mager and Will B. Hope S 83 deg. 30' 56" W 243.46' to a concrete monument; thence, S 6 deg. 29' 04" E 100.00' to a fence corner; thence, S 83 deg. 30' 56" W 165.39' to a concrete monument; thence S 6 deg. 29' 04" E 150.00' to a concrete monument in the north line of Marie Hudson and being the southwest corner of Will B. Hope; thence, with the north line of Marie Hudson S 83 deg. 30' 56" W 1126.77' to a fence; thence with said fence and the west line of Hudson S 14 deg. 27' 46" E 685.91' to an existing iron pin at a fence corner in the north line of George T. Hicks et al; thence, with Hicks north line N 84 deg. 46' 57" W 1046.73'; thence, N 84 deg. 22' 49" W 1221.44; thence, N 84 deg. 10' 39" W 949.31' to an iron pin set in the east line of H. E. Dowlen, said pin is the northwest corner of Hicks and the southwest corner of the herein described tract; thence, with the east line of Dowlen N 7 deg. 19' 59" E 1188.00' to an iron pin set at the southwest corner of Walter O. Sanders; thence with the south line of Sanders S 84 deg. 58' 31" E 3175.64' to a fence corner; thence, with a fence N 18 deg. 15' 42" W 970.63' to a planted stone at a fence corner; thence, with a fence and Sanders south line N 80 deg. 49' 32" E 1200.99' to the point of beginning and containing 126.025 acres, more or less.

$1056219.04

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is ~~$1,046,021.02~~

Margaret E. Mager
Affiant

Sworn to and subscribed before me this 15 day of June, 1987.

Notary Public

My Commission Expires: 1-10-89

Name of Mortgagees:

1. Margaret Elizabeth Mager
2. Hallmark Savings Association

Being the same property vested in Charles F. Mager and wife, Margaret Elizabeth Mager, by decree of the County Court of Davidson County dated May 2, 1939, and entered in Minute Book 91, page 20, a certified copy of which decree was made and delivered to Charles F. Mager and wife, Maragaret Elizabeth Mager, in accordance with the said decree by Jno. B. Cobb, Clerk, as a muniment of title, the said certified copy being recorded on June 1, 1939 in Book 1118, page 145, Register's Office of Davidson County, Tennessee. Charles F. Mager died on July 11, 1982.

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest belonging to the said R. SCOTT PALMER, his heirs and assigns forever. Grantor covenants that she is lawfully seized and possessed of the said property in fee siimple, has a good right to convey it, and that the same is unencumbered except for taxes for 1987 which are not yet due and payable. Grantor further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to said property to R. SCOTT PALMER, his heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 15 day of June, 1987.

Margaret Elizabeth Mager
Margaret Elizabeth Mager

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this 15th day of June, 1987, before me, Catherine E. Otto, a Notary Public of the state and county aforesaid, personally appeared MARGARET ELIZABETH MAGER, to me personally known, or who proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her own free act and deed.

Witness my hand, at office, this 15th day of June, 1987.

Catherine E Otto
Notary Public

My Commission Expires: 1-10-89

NOTARY PUBLIC DAVIDSON COUNTY

36621

IDENTIFICATION REFERENCE

JUN 16 9 14 AM '87

FELIX Z. WILSON, III REGISTER
DAVIDSON COUNTY, TN

RUSH

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

RECEIVED OF _____

FOR _____

BOOK 7268 PAGE 974

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

1,056,219.04 conv.

2957.36 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 2963.86-
9568A06/16/87 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 6 6 2 1

IDENTIFICATION REFERENCE

JUN 16 9 14 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 93855