mail:

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

BOOK 7274 PAGE 859

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel No.:
F.F.H. Properties 4330 Lebanon Road Hermitage, TN	Same	75-121

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, ANN J. TATE ("Grantor") has this day bargained and sold, and does hereby transfer and convey to F.F.H. PROPERTIES ("Grantee"), its heirs, successors, and assigns, the following described land in Davidson County, Tennessee, to-wit:

Land in the 4th Civil District of Davidson County, Tennessee, and being Lot No. 1 of the John P. Willoughby Subdivision of record in Book 4955, page 17, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a monument, at the right-of-way intersection of the northern right-of-way of Monaco Road and the western right-of-way of State Route No. 24, Lebanon Road; thence, N 51 deg. 19' W 115' to a concrete monument; thence N 33 deg. 11 E 123.3' to a concrete monument; S 69 deg. 01 E 121.25' to an iron pin in the western right-of-way S 34 deg. 38' W 160' to the beginning, containing .38 acres, more or less.

Being the same property conveyed to Daniel A. Tate and wife, Ann J. Tate, by deed from William P. Edens, Jr. and wife, Sara Edens of record in Book 5560, page 280, Register's Office for Davidson County, Tennessee. The said Daniel A. Tate having since died.

Included within the above description, but excluded from this conveyance is 557 square feet conveyed to the State of Tennessee for a right-of-way, said conveyance of record in Book 6263, page 4, said Register's Office.

This conveyance is made subject to 1987 County and State Taxes, which have been prorated and assumed by the Grantee.

This is improved property known as 4330 Lebanon Road, Hermitage, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its heirs, successors and assigns, forever.

AND Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and bind herself, her successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its 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 4th. day of June, 1987.

Ann J. Tate
ANN J. TATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th. day of June, 1987, before me personally appeared ANN J. TATE to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and who acknowledged that the execution of the same to be her free act and deed.

Richard M. Dunn Jr.
NOTARY PUBLIC

My Commission Expires:
11-1-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Ann J. Tate
AFFIANT

SUBSCRIBED TO AND BEFORE ME, THIS
4th DAY OF JUNE, 1987.

Richard M. Dunn Jr.
NOTARY PUBLIC

My Commission Expires: 11-1-87

3870d

IDENTIFICATION
Jun 22 , 1987

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

RECEIVED OF _____

FOR _____

BOOK 7274 PAGE 861

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			150000.00- CAPITAL	
			420.00 STATE	
			.50 PRFEE	
			6.00 MORTG	
			CHECK	426.50-
			1890A06/20/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 8 7 0 8

IDENTIFICATION REFERENCE

JUN 22 1 34 PM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 96132