P.M. 6 JCP

TASWP82 07/23/87 dr

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (TAS)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED BOOK 7305 PAGE 696

Address New Owner(s)	Mortgagee	Map-Parcel Number(s)
CHICKERING VENTURES, INC. 2100 West End Avenue Suite 1150 Nashville, TN 37203	COMMERCE UNION BANK: One Commerce Place Nashville, TN 38239	Parcel 82 on Map 130-7

Send tax bills to: Owner x
Mortgagee _____

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, THOMAS S. McNIEL a/k/a Thomas S. McNeil, an unmarried man ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto CHICKERING VENTURES, INC., a Tennessee corporation ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Map of a Resubdivision of Part of Royal Oaks, as of record in Book 1424, page 31, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 185 feet on the southerly side of Iroquois Place and runs back 335 feet on the easterly line and 346 feet on the westerly line, to a dead line, measuring 213.4 feet thereon.

Being the same property conveyed to Thomas S. McNeil, an unmarried person by deed from Margaret Buchanan, now known as Margaret Palmer and husband C.D. Palmer of record in Book 6843, page 183, Register's Office for Davidson County, Tennessee.

The above-described property has been re-platted and constitutes a portion of Lots 1, 2 and 3 of Iroquois Hall as shown on the Plat of record in Book 6900, page 371, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to the following matters:

1. A sanitary and/or storm drainage sewer easement recorded in Deed Book 4260, Page 83, Register's Office for Davidson County, Tennessee.

2. Matters shown on that Plat of Iriquois Hall of record in Book 6900, page 371, said Register's Office.

TO HAVE AND TO HOLD said property with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs and representatives, to warrant and forever defend the title to said property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

WITNESS my hand this 24th day of July 1987.

Thomas S. McNiel
THOMAS S. McNIEL

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, THOMAS S. McNIEL, the within named bargainor, 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 24th day of July, 1987.

Rebecca A. Gibbs
Notary Public

My Commission Expires:
My Commission Expires July 9, 1989

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $225,000.

David Young
Affiant

Sworn to and subscribed before me this 24th day of July, 1987.

Rebecca A. Gibbs
Notary Public

My Commission Expires:
My Commission Expires July 9, 1989

IDENTIFICATION REFERENCE

4 9 0 9 1

JUL 24 12 22 PM '87

FELIX Z. ELLIS REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7305 PAGE 698

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
			25.00	
			630.00	
			.50	
			6.00	
			CHECK	36.00
			3/48AU7/247/07 PAL	.11

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 9 0 9 1.

IDENTIFICATION REFERENCE

JUL 24 12 23 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.107841