STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Walter L. Timmons
Affiant

Subscribed and sworn to before me, this 21st day of September, 1987.

Linda P. Turner
Notary Public

My Commission expires: Sept. 11, 1990.

This instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219
Box 44

Address new owners as follows:
Walter L. Timmons, Jr.
900 Division Street
Nashville, TN 37203

Send Tax Bills To:
Metropolitan Federal
Savings & Loan Assoc.
230 4th Ave. North
Nashville, TN 37219

Map & Parcel Numbers:
105-10-74
6DA 21855

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **UNION FINANCIAL CORPORATION, a Tennessee corporation,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **WALTER L. TIMMONS, JR.,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, described according to a survey by R. L. Montoya - Land Surveying, dated August 18, 1987, as follows:

Beginning on the northerly margin of Wedgewood Avenue, being 150 feet from Stewart Place; thence North 88 deg. 57 min. 09 sec. West 50 feet to a point; being the southeast corner of the property conveyed to Bond Chadwell Company, of record in Book 1165, page 526, Register's Office for said County; thence with said company's eastern boundary line north 00 deg. 17 min. 45 sec. West 803.5 feet, more or less, to the southerly margin of Southgate Avenue, as widened; thence with the same South 88 deg. 56 min. 57 sec. East 50 feet; thence south 00 deg. 17 min. 45 sec. East 803.5 feet, more or less. to the northerly margin of Wedgewood Avenue; the point of beginning.

Being the same property conveyed to Union Financial Corporation, a Tennessee corporation by quitclaim deed from Wedgewood Mini Warehouse, a Tennessee Joint Venture, of record in Book 7235, page 417, Register's Office for said County.

This conveyance is made subject to the following:

1. 1987 Metro taxes, a lien but not yet due and payable.
2. A 10 foot easement for public utilities is reserved along the easterly line of premises.
3. Matters shown on the survey of R. L. Montoya, dated August 18, 1987.

This is improved property, known as 650 Wedgewood Avenue
(House Number) (Street)
Nashville, Tennessee 37203
(P. O. Box) (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 Grantee, his heirs and assigns, forever; and the undersigned does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as hereinabove set forth; and the undersigned further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 our hands this 1st day of September, 1987.

UNION FINANCIAL CORPORATION,
a Tennessee corporation

By: J. Jay Peeler, III

Name: J. Jay Peeler, III

Title: Executive Vice Pres.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Linda D Turner a Notary Public, J. Jay Peeler, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executive Vice President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of September, 1987.

Linda D Turner
Notary Public

NOTARY PUBLIC

My Commission Expires: Sept. 11, 1990

IDENTIFICATION REFERENCE

SEP 3 11 12 PM '87
DAVIDSON COUNTY, TN

62514

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7344 PAGE 789

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS	
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY	
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT	
TD - TRUST DEED		PRFEE - PROBATE FEE	

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			30[illegible].00- CAMT.	
			840.00 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	846.50-
			9404A09763787 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 2 5 1 4

IDENTIFICATION REFERENCE

SEP 3 4 12 PM '87

REGISTER OF DAVIDSON COUNTY, TN

No. 13153