THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00255279

MORTGAGEE: FIRST AMERICAN BANK

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LEON HAMPTON (NAME)	SAME AS OWNER (NAME)	MAP 160-2
4813 NOLENSVILLE ROAD (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 36
NASHVILLE, TN. 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------$10.00---------- *Dollars,*

Cash in hand paid by LEON HAMPTON AND ROY OSBORNE and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

BOOK 7351 PAGE 529

EDWARD B. BERRY AND KAREN KORD BERRY

have this day bargained and sold, and do hereby transfer and convey unto the said LEON HAMPTON AND ROY OSBORNE

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Map of Section Two, Forrest Acres Subdivision, of record in Book 1424, page 17, Register's Office for Davidson County, Tennessee.

Beginning at a point, which is an iron pin, in the westerly margin of Franklin Pike at the southeast corner of Lot No. 2; thence, along the said Pike North 6 deg. 20' East 193.1 feet to a concrete monument at the beginning of a curve; thence, around the said curve in the northwesterly direction 32.64 feet to a concrete monument in the South margin of Redwood Drive; thence, along the said drive, westerly 488.3 feet to the corner of Lot Nos. 2 and 4; thence, along the line between said lots, 211.8 feet; thence, easterly 510 feet to the beginning.

INCLUDED in the above description, but expressly EXCLUDED from this conveyance, is the following described tract of land which was conveyed to the State of Tennessee by deed of C.E. Kord and wife, Katie M. Kord, of record in Book 3710, page 165, said Register's Office:

Being the easterly part of Lot No. 2 on the Map of Section Two, Forrest Acres Subdivision, of record in Book 1424, page 17, in

LEGAL CONTINUED EXHIBIT A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 160,000.00

Subscribed and sworn to before me this the 11th *day of* September, *19* 87

My commission expires: 3/11/90 *(Affix Seal)*

Affiant

Notary Public

unimproved.
This is improved ( ) *property, known as* 5301 FRANKLIN RD., NASHVILLE, TN.
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 11th *day of* September, *19* 87, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Edward B. Berry
EDWARD B. BERRY

Karen Kord Berry
KAREN KORD BERRY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me the undersigned, *a Notary Public in and for said County and State* EDWARD B. BERRY AND KAREN KORD BERRY

the within named bargainor S, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at NASHVILLE, *Tennessee, this* 11th *day of* September, *19* 87

Commission expires 3-11-90 *Notary Public*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

IDENTIFICATION REFERENCE

SEP 14 2 14 PM '87

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

6 4 8 4 2

EXHIBIT "A"

the Register's Office, Davidson County, Tennessee:

Beginning at a point in the southeast corner of said Lot No. 2 and runs with C.E. Kord's South boundary line, North 83 deg. 45' West, 291 feet to a point; thence, North 24 deg. 28' 30" East, 222 feet to a point in the South margin of Redwood Drive; thence, with said margin, South 83 deg. 45' East 220 feet to a point; thence, with a curve to the left being the margin of Redwood Drive and U.S. Highway #31, 32.64 feet to a point; thence, with the West margin of U.S. Highway #31, South 10 deg. 18' West, 193.1 feet to the point of beginning, containing 1.31 acres, more or less.

Being the same property conveyed to Edward B. Berry and wife, Nellie Kord Berry, as to a one-half (1/2) undivided interest by deed from Katie M. Kord of record in Book 5184, page 1, Register's Office of Davidson County, Tennessee; the said Nellie Kord Berry having since died. Also being the same property conveyed to Karen Kord Berry as to a one-half (1/2) undivided interest by deed from Edward B. Berry as Trustee under the Will of Clemens E. Kord, Deceased, of record in Book 7015, page 106, Register's Office for Davidson County, Tennessee.

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7351 PAGE 531

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
			160000.00-	CAMT.
			448.00	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	454.50-
2264A	09/14/87		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 4 9 4 2

IDENTIFICATION REFERENCE

SEP 14 2 14 PM '87

DAVIDSON COUNTY, TN

No. 15947