~~MAIL TO~~:
Jim Stevens Realty & Auction Associates
3937 Gallatin Road
Nashville, Tennessee 37216

BOOK 7408 PAGE 398

Address New Owner:	Send Tax Bills To:	Map/Parcel
J. Dedrick Stevens	Same	Map 118-2
3937 Gallatin Road		Par 277
Nashville, TN 37216		BH-1452

WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, A.D. RINGEMANN, TRUSTEE, with full power to sell, mortgage or otherwise convey without the joinder or disclosure of any beneficiaries, hereinafter called the Grantor, has bargained and sold and by theses presents does transfer and convey unto the said J. DEDRICK STEVENS, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT A.
A.D.Ringemann, Trustee and Amon Ringemann, Trustee is one and the same person and he is not trustee for himself.

Being the same property conveyed to A. D. Ringemann, Trustee, with full power to sell, mortgage or otherwise convey without the joinder or disclosure of any beneficiaries, by warranty deed from Joseph W. Gasser, etal, of record in Book No. 6104, Page 198 in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to a perpetual easement granted to Tennessee Electric Power Company of record in Book 1072, page 62, said Register's Office and to all applicable local government planning, building and zoning regulations. Note: There is lack of access to the property herein described.

This is unimproved property known as _____, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said J. DEDRICK STEVENS, his heirs, successors and assigns, forever.

AND GRANTOR COVENANTS that he is lawfully seized and possessed of said real estate, in fee simple, that he has a good and valid right to convey it and that the same is unencumbered.

AND GRANTOR DOES further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

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 my hand on this 1st day of July, 1986.

Amon Ringemann Trustee
AMON RINGEMANN, TRUSTEE
A. D. Ringemann Trustee

84334

IDENTIFICATION REFERENCE

Nov 20 11 37 AM '86

DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,600.00.

AFFIANT

Sworn to and subscribed before me this 1st day of July, 1986.

NOTARY PUBLIC

My commission expires: 1/3/87.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amon Ringemann, Trustee, with full power to sell, mortgage or otherwise convey without the joinder or disclosure of any beneficiaries, the 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 and official seal at Nashville, Tennessee, this 1st day of July, 1986.

NOTARY PUBLIC

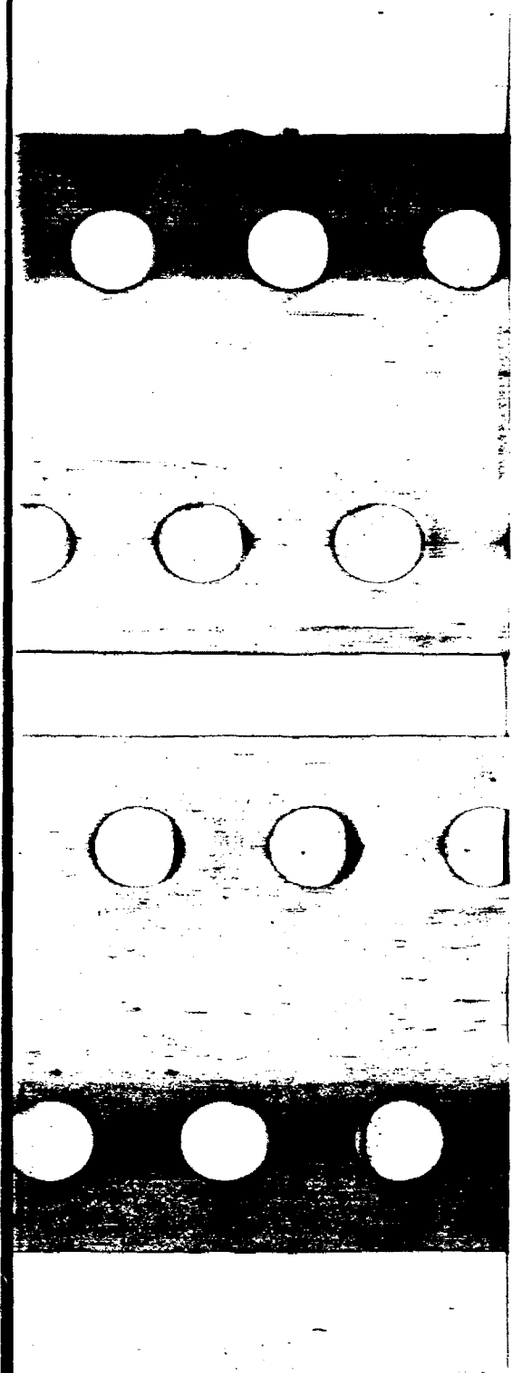
My commission expires: 1/3/87.

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St.
Brentwood, TN 37027

"EXHIBIT A"

Land in Davidson County, Tennessee, being part of Lot No. 6 on the Plan of the partition of lands in the case styled "D. R. Johnson, et al, vs. R. L. Armistead, et al," Plan Book 2, Page 73, of the Chancery Court of said County. Said property is more particularly described according to a survey by Barge, Waggoner and Sumner, Inc., dated April 4, 1970, and revised April 9, 1970, as follows:

Beginning at an iron pin in the westerly margin of the Louisville and Nashville Railroad Company right-of-way, said point being the southwest corner of the Crescent Amusement Co. property and the point of intersection of the westerly margin of the Louisville and Nashville Railroad Company right-of-way and a line north of, parallel to, and 50 feet from the center line of the abandoned Tennessee Central Railway Company main tract; thence with the said Louisville and Nashville Railroad Company westerly margin S. 2 deg. 48' West 59.37 feet to an iron pin; being the center line of the said abandoned Tennessee Central Railway Company main tract; thence with said center line South 60 deg. 09' West 35.63 feet to an iron pin; thence South 2 deg. 48' West 59.37 feet to an iron pin in the northerly line of the B. Walter Ernst property; thence with the northerly boundary of the said Ernst property South 60 deg. 09' West 118.41 feet to an iron pin; thence North 1 deg. 16' West 113.81 feet to an iron pin in the southerly line of the Crescent Amusement Co. property; thence with said Crescent Amusement Co. property line North 60 deg. 09' East 163.65 feet to the point of beginning, containing 0.32 acres, more or less.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

1600.00- CAMT.
4.48 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 13.98-
4746A11/20/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 4 3 3 4

IDENTIFICATION REFERENCE

Nov 20 11 37 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 37886