FILE #6440 FILE BOX 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee

BOOK 7429 PAGE 518

PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES HERETO.

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
HART G. DILLARD	NEW OWNER	MAP 130-8-F
(NAME)	(NAME)	
3618 Trimble Road		PARCEL 1
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215		
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, JAMES BRUCE BURGESS and WALTER F. BOND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HART G. DILLARD and wife, TERESA W. DILLARD

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of Trimble Road Condominium, a horizontal property regime established by Master Deed, of record in Book 7384, page 393, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Lot No. 53 on the Plan of Sneed Estates, of record in Plat Book 2133, pages 10 & 11, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to James Bruce Burgess and Walter F. Bond by deed from Stephen F. Wood of record in Book 7087, Page 356, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Restrictions of record in Book 2092, page 410, amended in Book 2097, page 93; (2) Master Deed and By-Laws of record in Book 7384, page 393; and (3) All matters appearing on the Plan of record in Plat Book 2133, pages 10 & 11, said Register's Office.

This is not now, nor has it ever been, the principal residence of the Grantors herein.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated December 30, 1986, in the original principal sum of $376,000.00, payable to Commerce Union Bank in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 7087, page 359, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 3618 Trimble Road, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 14th day of December, 1987.

James Bruce Burgess
JAMES BRUCE BURGESS

WALTER F. BOND

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Bruce Burgess and Walter F. Bond

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 14th day of December, 19 87.

My commission expires 1/10/89 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ 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 _____ day of _____, 19____.

My commission expires _____ Notary Public _____

9.159.6.

IDENTIFICATION REFERENCE

Dec 18 9 09 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 227,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December, 1987.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

JAMES BRUCE BURGESS and WALTER F. BEND

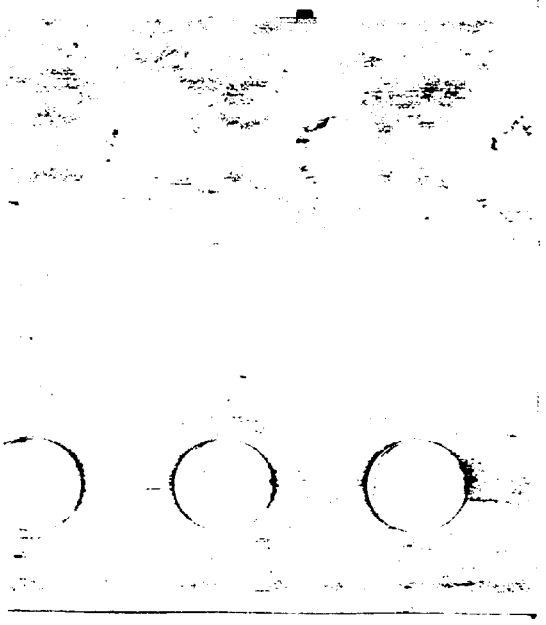
TO

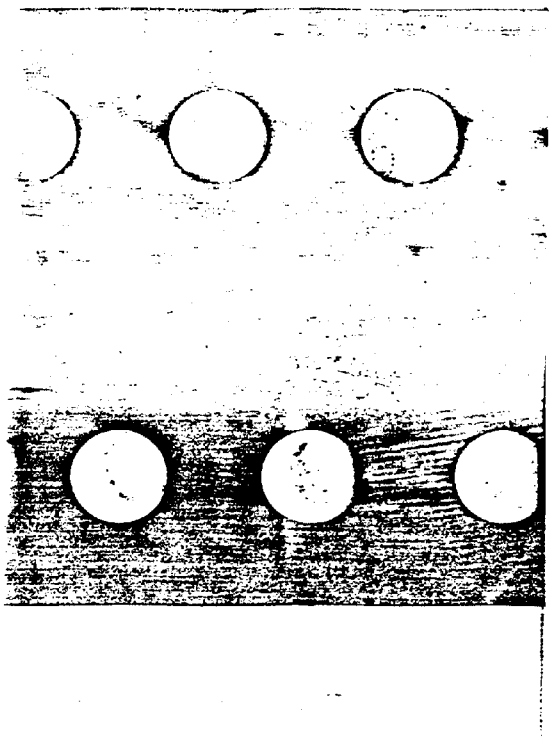
HART G. DILLARD and wife, TERESA W. DILLARD

PLEASE RETURN TO: File Box 38

First Title & Escrow Company, Inc.
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

642.10





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
			CAMT	
				227000.00
			CON TX	635.60
			PRFEE	0.50
			WDEED	6.00
			TOTAL	642.10

CHECK 642.10
12/18/87 01 09:11 0001 1129

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9: 1: 5 9: 6:

IDENTIFF REFERENCE

DEC 18 9 09 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 46283