FILE NO. 22890 FILE BOX "7" BOOK 7528 PAGE 796 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF APRIL, 1988.

Notary Public

MY COMMISSION EXPIRES: 1-20-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. H. EASON, Trustee	S A M E	104-5-407 26W 02365
(NAME)	(NAME)	104-5-408 26W 02370
2496 OLD NATCHEZ TRACE		104-5-409 26W 02375
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
FRANKLIN, TN. 37064		
(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, WE, I, MARSHALL I. KARR, Trustee for PARK CIRCLE, LTD., with full power to mortgage, sell, transfer, and convey, without the joinder of any beneficiary or other party, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W. H. EASON, Trustee

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

BEING a parcel of land lying in Davidson County, Tennessee and being a part of Block 3, Division A, on the Plan of Richland Realty Company, as of record in Plat Book 161, page 151, Register's Office for Davidson County, Tennessee, and being Lot 64, and part of Lots 62 and 66, of an unregistered plan subdividing Block 3 into smaller lots, and being more particularly described as follows:

BEGINNING at an iron pin corner common with Hannah Westfield Kahn in the south right-of-way line of Richland Avenue, said pin being located westerly, 231.5 feet from the intersection of the west right-of-way line of Park Circle south and the south right-of-way line of Richland Avenue;

Thence with Kahn, South 39 Deg. 52 Min. 54 Sec. east, 196.29 feet to an iron pin corner common with Kahn in the north right-of-way line of Alley 1138;

Thence with the north right-of-way line of Alley 1138, south 49 Deg. 15 Min. 00 Sec. west, passing the alley terminus at 105.00 feet, a total distance of 157.28 feet to an iron pin corner common with Free Will Baptist Bible College;

Thence, with Free Will Baptist Bible College, north 39 Deg. 12 Min. 59 Sec. west, 196.34 feet to an iron pin corner common with Free Will Baptist Bible College, in the south right-of-way line of Richland Avenue.

(Continued on back page)

unimproved ( )
This is improved ( ) property, known as 3511 Richland Avenue - 3 Lots, Nashville, Tennessee
(House Number) (Street) (P.O. Address) (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 GRANTEES, their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my hand this 26th day of April, 1988

Marshall I. Karr, Trustee with Full Power
MARSHALL I. KARR, Trustee for PARK CIRCLE, LTD.

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named MARSHALL I. KARR, Trustee for PARK CIRCLE, LTD.,

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 26th day of April, 19 88.

Janet S. Davis Notary Public

Commission Expires 1-10-89

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED 2 5 4 0 1

FROM

IDENTIFICATION REFERENCE

TO

APR 28 1 04 PM '88

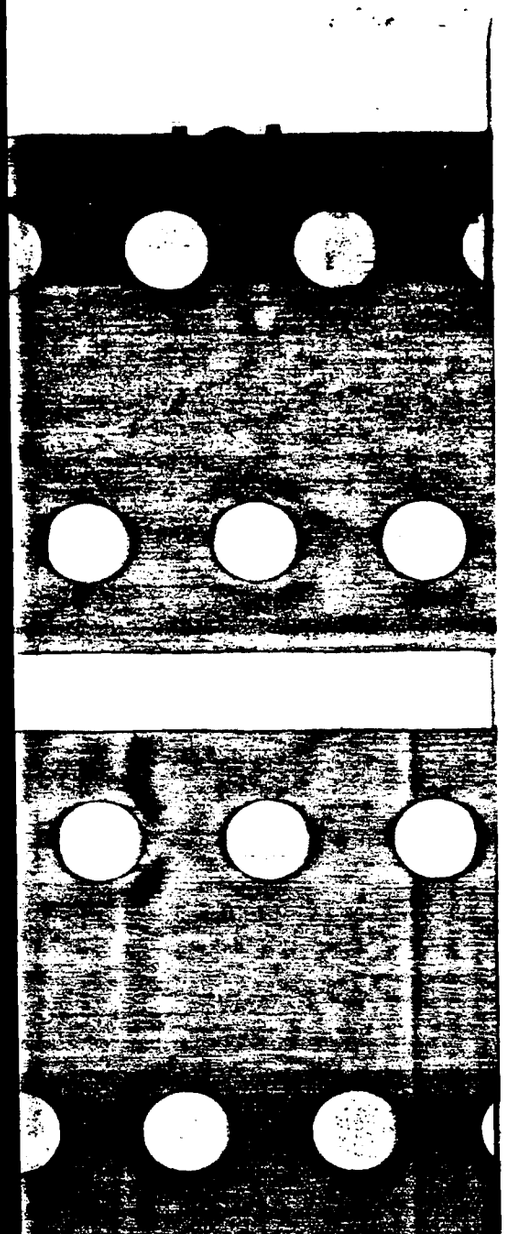
FELIX Z WILLIAMS II REGISTER DAVIDSON COUNTY, TN

9312 04/28 0101 03CHECK 482.50

Legal Description Continued.....

Thence with the south right-of-way line of Richland Avenue, north 49 Deg. 15 Min. 00 Sec. east, 155.00 feet to the point of beginning.

BEING part of the same property conveyed to Park Circle, Ltd., by deed from HIA Tennessee, Inc., as of record in Book 6566, page 809, Register's Office for Davidson County, Tennessee, said title having actually been vested in Marshall I. Karr, Trustee with Full Power, on behalf of PARK CIRCLE, LTD.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7528 PAGE 798

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

~~170000.00~~
~~CON TX 476.00~~
PRFEE 0.50
WDEED 6.00
TOTAL 482.50
CHECK 482.50

04/28/88 01 13:07 0001 9312

2540 I.

IDENTIFICATION REFERENCE

Apr 28 1 04 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 85384