file box 8/jcb

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Douglas B. Dudley
2920 Simmons Avenue
Nashville, TN 37211

MORTGAGEE:
First Federal Savings Bank of Tennessee
101 West Lincoln Street
Tullahoma, TN 37388

MAP-PARCEL NUMBERS:
126-109
9D-1328

BOOK 7535 PAGE 905

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, James H. Stein and wife, Charlene Stein

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Douglas B. Dudley and wife, Patricia E. Dudley

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

SEE ATTACHED "EXHIBIT A" FOR COMPLETE LEGAL DESCRIPTION & DERIVATION CLAUSE.

27643

IDENTIFICATION

MAY 5 11 22 AM '88

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as Heath Road, Nashville, TN 37221.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 4th day of May, 1988.

James H. Stein

Charlene Stein

STATE OF TENNESSEE
COUNTY OF Davidson

On this 4th day of May, 1988, before me personally appeared James H. Stein and Charlene Stein, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: Oct 9, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7535 PAGE 906

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 45,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of May, 1988.

My Commission Expires: Oct 9, 1991

Notary Public

NOTARY PUBLIC AT LARGE

WARRANTY DEED

from:

JAMES H. STEIN AND WIFE,
CHARLENE STEIN

to:

DOUGLAS B. DUDLEY AND
WIFE, PATRICIA E. DUDLEY

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-27516

"EXHIBIT A"

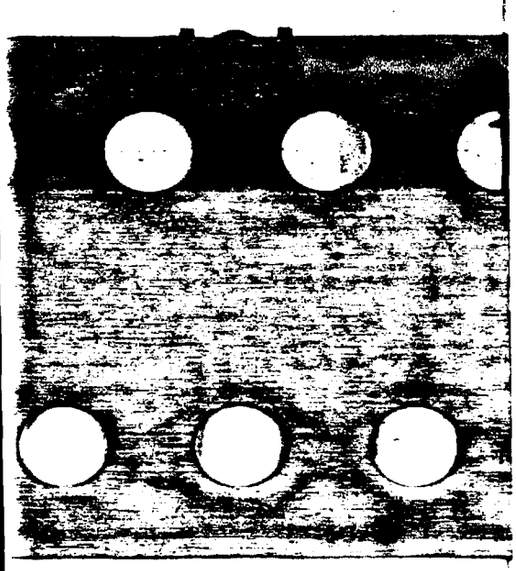
LAND in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by Claiborne K. McLemore, dated January 18, 1988, as follows:

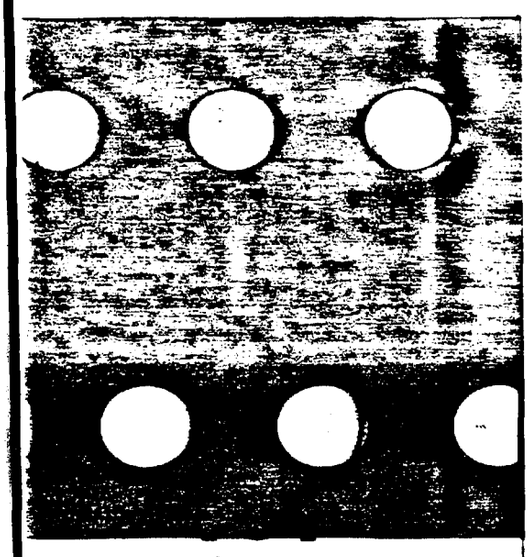
In order to determine the true point of beginning (TPOB), begin at the railroad spike at the intersection of the easterly lines of the property conveyed to Dennis James Hamm, et al, by deed from James H. Stein and wife, Charlene M. Stein of record in Book 7428, page 350, said Register's Office with the center of Heath Road (see the instrument recorded in Book 5393, page 898, said Register's Office relative to said road); thence with the center of said road: (1) north 52 degrees 58 minutes east 76.7 feet, (2) north 62 degrees 11 minutes east 82.9 feet, (3) north 81 degrees 51 minutes east 97.6 feet, (4) south 82 degrees 16 minutes east 113.1 feet and, (5) south 78 degrees 33 minutes east 158.0 feet to a railroad spike at the TPOB; thence from the TPOB and continuing with the center of said road: (1) south 75 degrees 48 minutes west 107.5 feet, (2) north 87 degrees 27 minutes east 117.8 feet, (3) north 57 degrees 54 minutes east 58.4 feet, (4) north 56 degrees 15 minutes east 57.8 feet, and, (5) north 39 degrees 57 minutes east 227.7 feet to a railroad spike; thence north 46 degrees 31 minutes west, passing an iron post near the northwesterly margin of said road, 993.8 feet to an iron post in the southeasterly line of the Travis property; thence with the southeasterly line of the Travis property and along a fence, south 37 degrees 25 minutes west 295.1 feet to an iron post; thence south 33 degrees 08 minutes east passing an iron post near the northerly margin of said road, 795.4 feet to the TPOB, containing 8.46 acres, more or less.

TOGETHER with the rights and subject to the responsibilities in connection with the roadway used for access to U.S. Highway 70, as established by instrument of record in Book 5393, page 898, Register's Office for Davidson County, Tennessee.

BEING part of the property conveyed to James H. Stein and wife, Charlene Stein by quitclaim deed from John R. Cheadle, Trustee, recorded in Book 5211, page 704, Register's Office for Davidson County, Tennessee.

File box 8/1cb





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7535 PAGE 908

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

DMT	45000.00
CON TX	126.00
PRFEE	0.50
WDEED	9.00
TOTAL	135.50
CHECK	135.50

27643

IDENTIFICATION REFERENCE

MAY 5 11 22 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

05/05/88 01 11:24 0001 3727

No. 87993