BOX 8 cg

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

ADDRESS NEW OWNER:
Roy Merrills
1200 Beddington Park
Nashville, Tn.

MORTGAGEE:
Sovran Bank/Central South

One Commerce Place
Nashville, Tn. 37239

MAP-PARCEL NUMBERS:
MAP 159-2
PARCEL 49
FH-25914

WARRANTY DEED

BOOK 7574 PAGE 51

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, C.S. Hasty Construction Co.,Inc. hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Roy Merrills and wife, Marian Merrills 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:

LAND in Davidson County, Tennessee, being Lot No. 58 on the plan of Hound's Run, of record in Book 6900, pages 167 - 171, Register's Office for said County.

SAID Lot No. 58, which is a corner lot, fronts 206.29 feet on the northerly margin of Beddington Park and fronts 267.61 feet on the westerly margin of Granny White Pike, said frontages being joined by a curve having a length of 39.51 feet, and extends back 229.27 feet on the northerly line and 276.20 feet on the westerly line to a point of intersection.

BEING the same property conveyed to C.S. Hasty Construction Company, Inc. by deed from Dukes & Dukes Development Corporation, of record in Book 7138, page 172, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 7079, page 995, said Register's Office, and to the matters set forth in the above referenced plan of record.

In support of the warranties made by Grantor there is attached to this instrument as Exhibit "A" and incorporated hereby by reference a letter confirmed by the appropriate Clerk of Court which certifies that a proper Bond has been filed pursuant to the requirements of the Statutes to discharge a lien claim which was recorded in Book 7558, Page 53, Register's Office for Davidson County, Tennessee.

6018 06/15 0101 03CHECK 2197.70

This is (~~an~~) improved property, known as 1200 Beddington Park, Nashville, Tn.

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 15th day of June, 1988.

C.S. Hasty Construction Co.,Inc.
By: Carl S. Hasty, Pres.

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of _____, 19___, before me personally appeared _____, 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 _he_ executed the same as _____ free act and deed.

My Commission Expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 7574 PAGE 52

Before me, the undersigned, of the State and County aforesaid, personally appeared Carl S. Hasty, 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 President (or other officer authorized to execute the instrument) of the C.S. Hasty Construction Co.,Inc., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as _____. Witness my hand and official seal, at office in Nashville, Tennessee, this 15th day of June, 19 88.

My Commission Expires: 10-24-88

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 781,500.00.

Affiant

Subscribed and sworn to before me, this the 15th day of June, 1988.

My Commission Expires: 10-24-88

Notary Public

WARRANTY DEED

from:
C.S. Hasty Construction Co.,Inc.

to:
Roy Merrills and wife, Marian Merrills

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

EXHIBIT "A"

WILKINS & IVEY
ATTORNEYS AT LAW

PERCY WILKINS, JR.
CHRISTY WILKINS IVEY

2405 CRESTMOOR ROAD
P. O. BOX 150157
NASHVILLE, TENNESSEE 37215-0157
(615) 298-3312
TELEX (615) 292-8746

June 10, 1988

Mr. Larry Cole
Probate Master
Probate Court of
Davidson County
Davidson County Courthouse
Nashville, Tennessee 37201

Dear Sir:

Enclosed please find a copy of a "Bond To Discharge Lien" which is of record in Book 7560, Page 937, of the Register's Office for Davidson County. This Bond is executed by Dukes & Dukes Development Corporation as Principal and American Insurance Company as Surety in the amount of $451,781.22. We ask that you confirm for us that the Bond referenced in this instrument is on file with the Court Clerk, who has approved the Surety and that the filing is in compliance with the requirements of Section 66-11-142 of the Tennessee Code Annotated.

Thank you for your assistance.

Very truly yours,

WILKINS & IVEY

Percy Wilkins, Jr.

PWJr:dp

Enclosure

Confirmed as stated:

Larry Cole, Probate Master

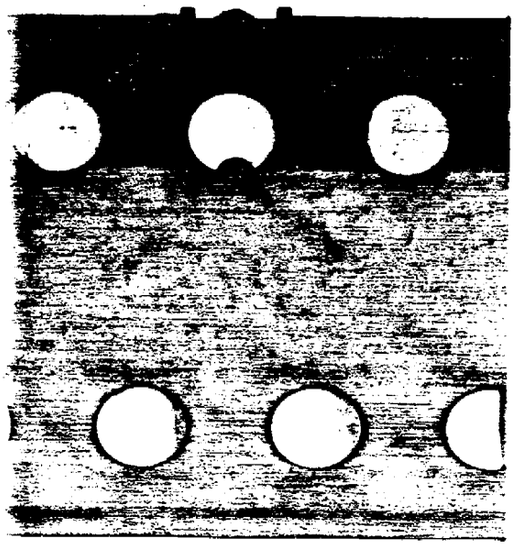
IDENTIFICATION REFERENCE

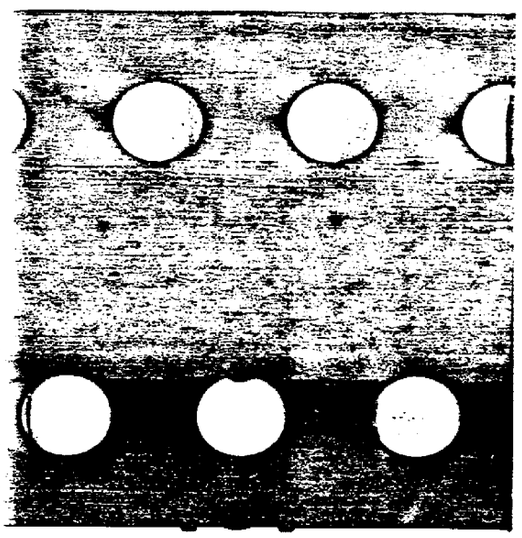
JUN 15 3 27 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

40560

Box 8 cc





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7574 PAGE 54

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 781500.00
CON TX 2188.20
PRFEE 0.50
WDEED 9.00
TOTAL 2197.70
CHECK 2197.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/15/88 01 15:27 0001 6018

40560

IDENTIFICATION REFERENCE

JUN 15 3 27 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 102847