FILE BOX 38 FILE #8084

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 330
Nashville, Tennessee 37215

BOOK 7657 PAGE 248

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DONALD J. MADSEN (NAME)	UNION PLANTERS NATIONAL BANK (NAME)	MAP 132-1-A
1008 St. Andrews Place (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 3137 (STREET ADDRESS)	PARCEL 19
Nashville, Tennessee 37204 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38173-0137 (CITY) (STATE) (ZIP)	FB #16DA40498

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, BELLE MEADE BUILDERS, INC., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD J. MADSEN and wife, KRISTIN M. MADSEN

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 Lot No. 19 on the Plan of St. Andrews Place, as of record in Plat Book 6250, page 909, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Belle Meade Builders, Inc., A Tennessee Corporation by deed from Mary Gordon Rogan Remmele, a widow, of record in Book 6658, Page 103, and by deed from Paul R. Hatten and wife, Vera O. Hatten, of record in Book 6658, page 106, and by deed from Paul G. Ackerman and wife, Celeste M. Ackerman, of record in Book 6658, page 109, and by deed from Thomas H. Roberts, Jr., Mary Louise Rice and Elizabeth Anne Shelton, of record in Book 6658, page 113, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1988 Taxes, which have been prorated and will be paid by the Seller; (2) Restrictions of record in Book 6658, page 135; (3) Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Book 6856, page 843, amended in Book 7085, page 528; (4) Charter of record in Book 6882, page 474; (5) Easements of record in Book 7175, page 840, Book 7175, page 854, Book 7342, page 549; (6) Agreement of record in Book 6737, page 867; and (7) All matters appearing on the Plan of record in Plat Book 6250, page 909, said Register's Office.

6 9 2 7 3

TENNESSEE REAL ESTATE TRANSFER TAX

SEP 21 8 17 AM '88

9028 09/21 0101 03CHECK 547.70

This is improved (XX) unimproved ( ) property, known as 1008 St. Andrews Place, Nashville, Tennessee 37204

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 19th day of September, 1988

BELLE MEADE BUILDERS, INC.
By: Joel C. Wilson, President

STATE OF TENNESSEE
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.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joel C. Wilson

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of Belle Meade Builders, Inc. 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 19th day of September, 1988.

My commission expires 3/11/91 Notary Public Helen D. Scott

HELEN D. SCOTT NOTARY PUBLIC STATE OF TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 164,000.00

Donald J. Madsen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF September, 1988.

MY COMMISSION EXPIRES: 3/11/91 (AFFIX SEAL) Helen D. Scott
Notary Public

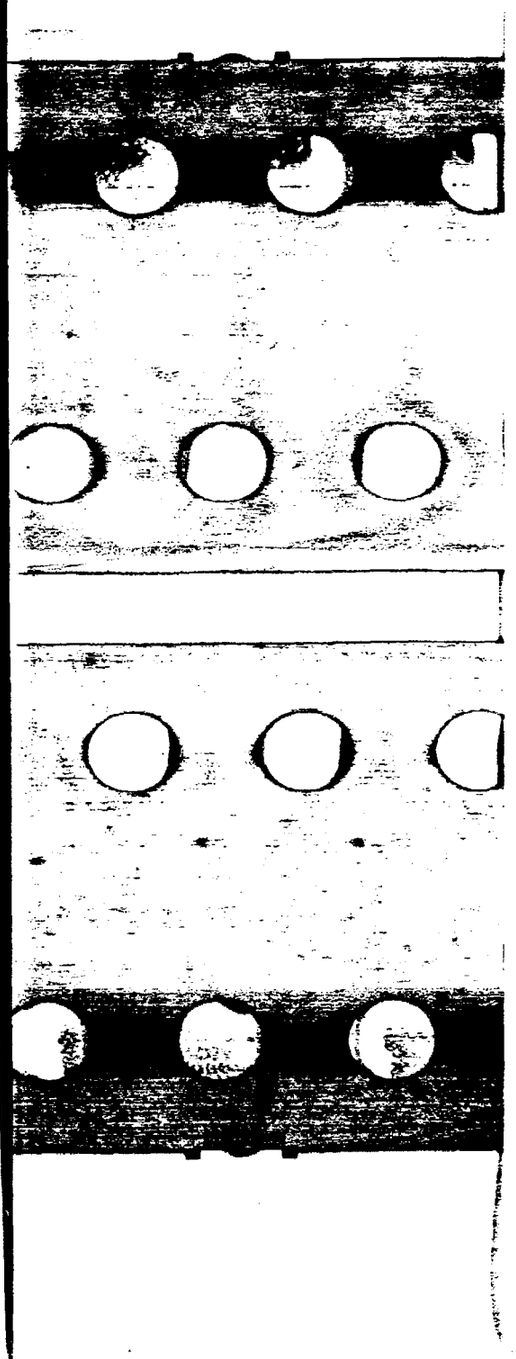
NOTARY PUBLIC STATE OF TENNESSEE

WARRANTY DEED

FROM BELLE MEADE BUILDERS, INC., a Tennessee corporation

TO DONALD J. MADSEN and wife, KRISTIN M. MADSEN

PLEASE RETURN TO: FILE BOX 38
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7657 PAGE 250

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 164000.00
CON TX 541.20
PRFEE 0.50
WDEED 6.00
TOTAL 547.70
CHECK 547.70

09/21/88 01 08:20 0001 9028

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

692737

IDENTIFICATION REFERENCE

SEP 21 8 17 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 136023