5235S
Blk 14

Plat 14

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Fred H. Nance, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF October, 1988.

Notary Public

MY COMMISSION EXPIRES: May 20, 1990

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred H. Nance, Jr. (NAME)	First American National Bank (NAME)	106-11-023-06
318 Hill Avenue (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	DA-12286
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37237 (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, Joan S. Schatten

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fred H. Nance, Jr. and John H. McGarity, Jr.

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:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Interstate Park South, Section 4, as of record in Book 4460, page 199 described as follows:

Beginning at a concrete monument in the easterly right of way of Hill Road said monument being northerly 150 feet from a concrete monument in the westerly corner of Lot 16 Interstate Park South, as of record in Book 4460, page 101 and proceeding as follows North 56 degrees 05 minutes east a distance of 220.51 feet to a concrete monument; thence south 39 degrees 31 minutes east a distance of 95.64 feet to a concrete monument; thence south 40 degrees 12 minutes east a distance of 5.74 feet to a concrete monument; thence south 43 degrees 19 minutes west a distance of 212.93 feet to a concrete monument; thence north 46 degrees 41 minutes west a distance of 55.0 feet to a concrete monument; thence around a 426.45 foot radius curve to the right a distance of 95.00 feet to a concrete monument which is the point of beginning. Said lot contains 0.630 acres more or less or 27,451 square feet.

Being the same property conveyed to Joan S. Schatten, an unmarried person by deed from Joan Schatten, Trustee as of record in Book 5825, page 641, said Register's Office.

The property herein described and conveyed in this instrument is not the usual place of residence of the grantor or her spouse, if any.

This is (unimproved) (improved) (XX) property, known as 318 Hill Avenue, 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 seised 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 her hand this 27th day of October, 19 88

Joan S. Schatten

Joan S. Schatten

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 Joan S. Schatten

the bargainor, , with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of October, 1988.

Notary Public

Commission Expires 10, 1990

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

FROM
Joan S. Schatten

TO
Fred H. Nance, Jr. and John H. McCarity, Jr.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

This conveyance made subject to:

The Plan of record in Book 4460, page 199, said Register's Office, shows an Owner's Certificate, a 15 foot minimum building setback line from Hill Avenue. and a 10 foot public utility and drainage easement on the rear lot line of said lot.

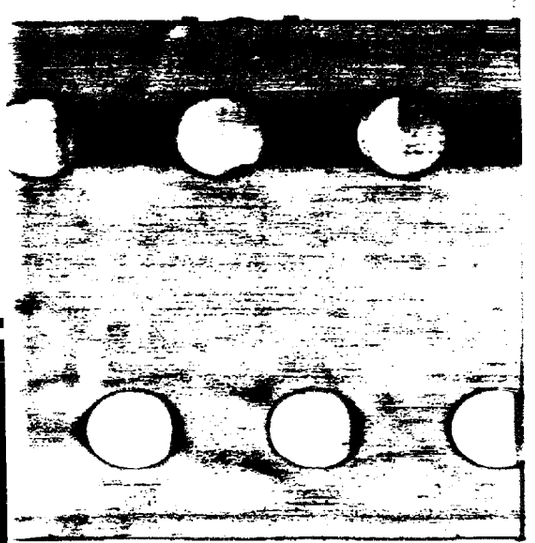
82982

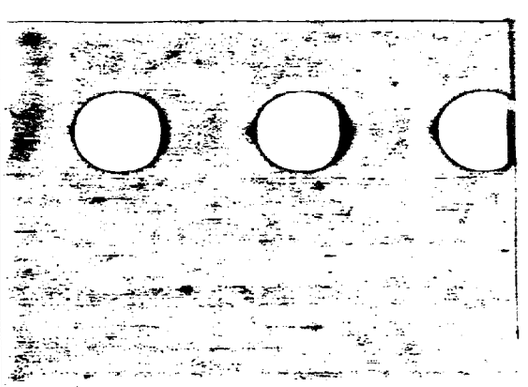
IDENTIFICATION

Nov 4 3 04 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

4778 11/04 0101 03CHECK 1095.50





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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK ~~330000.00~~

~~CON TX~~	~~1089.00~~
PRFEE	0.50
WDEED	6.00
TOTAL	1095.50
CHECK	1095.50

11/04/88 01 15:06 0001 4778

8.2982

IDENTIFY REFERENCE

NOV 4 3 04 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 151375