WARRANTY DEED

FROM: Lucy C. Painter and Elizabeth C. Parish as Co-Executrices Under the Will of Elizabeth B. Caldwell, and Lucy C. Painter and Elizabeth C. Parish, individually

This instrument was prepared by:
William B. Drescher
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

TO: George E. Hetzel, Jr., Grantee

Address New Owner as Follows:
4429 Warner Place
Nashville, Tn. 37205

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes
Same

Map-Parcel Numbers
Map 116-07, Parcel 053

Field Book Numbers
DM01000

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Eighty Thousand Dollars ($180,000).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 6 day of January, 1989.

Louise M. Lainemyer
Notary Public

My Commission Expires: 3/8/89

FOR AND IN CONSIDERATION OF the sum of One Hundred Eighty Thousand Dollars ($180,000), the receipt and sufficiency of which are hereby acknowledged, Lucy C. Painter and Elizabeth C. Parish as Co-Executrices Under the Will of Elizabeth B. Caldwell, and Lucy C. Painter and Elizabeth C. Parish, individually, as sole devisees under the said Will, Grantors, have bargained and sold, and by these presents do transfer and convey unto the said George E. Hetzel, Jr., Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described on Exhibit A attached hereto and made a part hereof.

This is improved property, known as 206 Lynwood Boulevard.

This conveyance is expressly made subject to the following:

1. The lien for 1988 and 1989 taxes which are due and payable.

2. Restrictions contained in the deed of record in Book 833, page 84, Register's Office for Davidson County, Tennessee.

3. Restrictions contained in the deed of record in Book 1058, page 10, said Register's Office.

4. Easement for water mains, etc., as set out in the agreement with Belle Meade Company of record in Book 613, page 404, said Register's Office.

5. All other matters of record.

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, his successors and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantors do further covenant and bind Grantors, their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness our hands this 5 day of January, 1989.

Lucy C Painter
LUCY C. PAINTER, as
Co-Executrix Under the Will
of Elizabeth B. Caldwell

Elizabeth C. Parish
ELIZABETH C. PARISH, as
Co-Executrix Under the Will
of Elizabeth B. Caldwell

Lucy C Painter
LUCY C. PAINTER, individually

Elizabeth C. Parish
ELIZABETH C. PARISH, individually

STATE OF Ga)
COUNTY OF ~~DeKalb~~)

Personally appeared before me, Catherine S. Harrison a Notary Public of said County and State, LUCY C. PAINTER, as Co-Executrix Under the Will of Elizabeth B. Caldwell, 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, at Office, this 5 day of January 1988.

Catherine S. Harrison
Notary Public

My Commission Expires: Notary Public, DeKalb County, Georgia My Commission Expires July 30, 1989

STATE OF Texas)
COUNTY OF Bexar)

Personally appeared before me, Jane Phillips, a Notary Public of said County and State, ELIZABETH C. PARISH, as Co-Executrix Under the Will of Elizabeth B. Caldwell, 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, at Office, this 4th day of January, 1988.

JANE PHILLIPS
Notary Public State of Texas
My Commission Expires 07/09/90

Jane Phillips
Notary Public

My Commission Expires: 7-9-90

GEORGIA
STATE OF ~~TENNESSEE~~)
COUNTY OF ~~DAVIDSON~~ DEKALB)

Personally appeared before me, Catherine S. Harrison a Notary Public of said County and State, LUCY C. PAINTER, 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, at Office, this 5 day of January 1988.

Catherine S. Harrison
Notary Public

My Commission Expires: Notary Public, DeKalb County, Georgia My Commission Expires July 30, 1989

STATE OF ~~TENNESSEE~~ Texas)
COUNTY OF ~~DAVIDSON~~ Bexar)

Personally appeared before me, Jane Phillips, a Notary Public of said County and State, ELIZABETH C. PARISH, 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, at Office, this 4th day of January, 198[illegible].

JANE PHILLIPS
Notary Public State of Texas
My Commission Expires 07/09/90

Jane Phillips
Notary Public

My Commission Expires: 7-9-90

9.9 8.0 9.

IDENTIFICATION REFERENCE

89 JAN 06 PM 3:39

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

4256 01/06 0101 CHECK 609.50

92437/01-03-89

EXHIBIT A

Description of Real Property

Tract 1

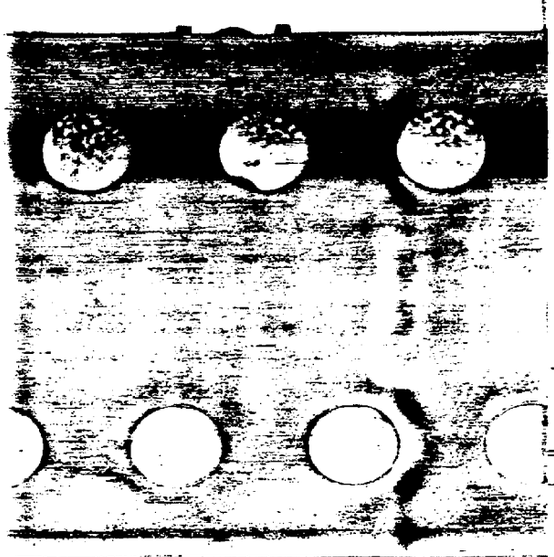
Land in Davidson County, Tennessee, being the Southerly one-half of Lot No. 38 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book No. 421, pages 102 and 103, Register's Office of Davidson County, Tennessee, described as follows: Beginning at a point in the Easterly margin of Lynwood Boulevard 135.2 feet from the intersection of said Lynwood Boulevard with First Street; thence Southerly 135.2 feet along the Easterly margin of Lynwood Boulevard to the Northwest corner of Lot No. 36; thence Easterly at right angles along the dividing line between lots Nos. 36 and 38, 200 feet to a point in the West line of Lot No. 37; thence Northerly 74 feet and 4-1/2 inches along the dividing line between lots Nos. 38 and 37 to a point 74 feet and 4-1/2 inches South of the Southerly margin of First Street; thence to the beginning point; and being the same property conveyed to Maizie M. Ewing by Royal Oaks Land Company by deed recorded in Book 613, page 302, R. O. D. C., to which reference is here made.

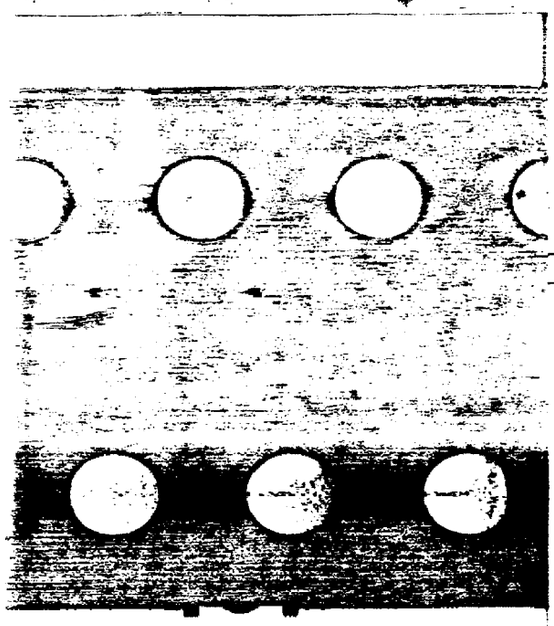
Tract 2

Land in Davidson County, Tennessee, being the northerly part of Lot No. 37 on the map of the Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103; Register's Office for said County, described as follows:

Beginning at the southwest intersection of Dupont Avenue and First Street, being the northeast corner of said Lot No. 37; thence with the margin of Dupont Avenue southwardly 27.4 feet to the northeast corner of a part of said lot conveyed to Norman G. Griswold and wife, by deed from Royal Oaks Land Company of record in Book 529, page 254, said Register's Office; thence with Griswold's north line westwardly 200 feet to the line between Lots Nos. 36, 38 and 37; thence with the line between Lots Nos. 37 and 38 northwardly 148 feet 9 inches to the southerly margin of First Street; thence with the margin of the same southeastwardly 234-1/2 feet to the point of beginning.

Said Tracts 1 and 2 being the same property conveyed to Jesse L. Caldwell and wife, Elizabeth B. Caldwell (both deceased) by deed of record in Book 1229, page 355, Register's Office for Davidson County, Tennessee; said Elizabeth B. Caldwell having survived Jesse L. Caldwell and having devised the said Tracts 1 and 2 to Lucy C. Painter and Elizabeth C. Parish by Will recorded in Will Book 165, page 3 in the Office of the Probate Court Clerk for Davidson County, Tennessee.





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

RECEIVED OF _____

FOR _____

BOOK 7746 PAGE 867

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				180000.00
			CON TX	594.00
			PRFEE	0.50
			WDEED	15.00
			TOTAL	609.50
			CHECK	609.50
01/06/89	01		16:10 0001	4256

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.9.8.0.6

IDENTIFICATION REFERENCE

JAN 6 4 10 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 170935