FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,631.98

x James A. Day
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF APRIL, 19 89.

Robert N. Skinner, Jr.
Notary Public

MY COMMISSION EXPIRES: October 9, 1991.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

ROBERT N. SKINNER, ATTORNEY, 311 Church Street, Nashville, TN. 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
JAMES A. DAY (NAME)	Dobson & Johnson, Inc. (NAME)	Map 75-1
1019 Patricia Dr.D-206 (STREET ADDRESS OR ROUTE NUMBER)	Suite 400, One Belle Meade Pl. 4400 Harding Road (STREET ADDRESS)	Parcel 11
Nashville, TN. 37217 (CITY) (STATE) (P.O. ZIP)	Nashville, Tennessee 37215 (CITY) (STATE) (ZIP)	FB# 04D-66703

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, PHILLIP A. DAVIS, and wife, CLETIA B. DAVIS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES A. DAY

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. 23 on the Plan of Hermitage Hills, Section 12, of record in Book 4675, Page 125, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Timothy E. Bender and wife, Jacquelyn A. Bender, by deed from Frederick A. DeRocher and wife, Lisa M. Barone, of record in Book 7254, Page 159, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4820, Page 611, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been assumed.

As part of the above consideration, the Grantee herein assumes and agrees to pay the unpaid balance owing on a certain Note executed by Frederick A. DeRocher and wife, Lisa M. Barone, to Albert Wm. Johnson, Trustee in the amount of $ 54,000.00, of record in Book 6079, Page 312, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Phillip A. Davis and wife, Cletia B. Davis, by deed from Timothy E. Bender and wife Jacquelyn A. Bender, of record in Book 7467, Page 384, Register's Office for Davidson County, Tennessee.

0144 04/28 0101 03CHECK 189.98

This is unimproved ( ) improved (XX) property, known as 840 Hermitage Ridge, Hermitage, Tennessee 37076
(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 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 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 OUR hand S this 27th day of APRIL, 1989.

x Phillip A. Davis

x Cletia B. Davis

BOOK 7827 PAGE 399

STATE OF TENNESSEE
Davidson County

Personally appeared before me, ROBERT N. SKINNER, JR., , a Notary Public in and for said County and State, the within named PHILIP A. DAVIS and wife, OLETA B. DAVIS,

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

Witness my hand and official seal at Nashville, Tennessee, this 27 day of APRIL, 1989.

Robert N. Skinner Jr. Notary Public

Commission Expires October 9, 1991.

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

2857

WARRANTY DEED

FROM

PHILIP A. DAVIS, and wife

OLETIA B. DAVIS,

TO

JAMES A. DAY

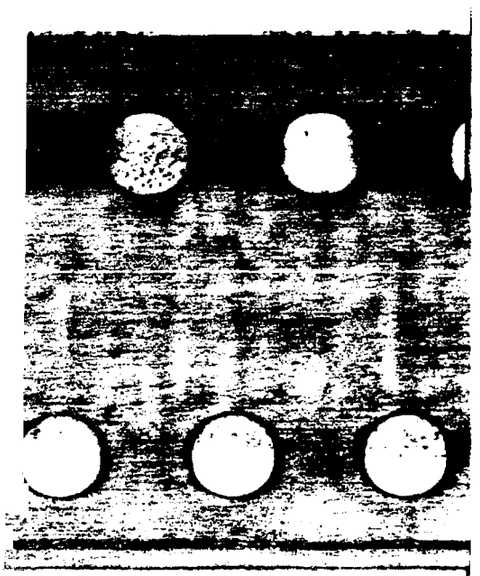
Apr 28 10 23 AM '89

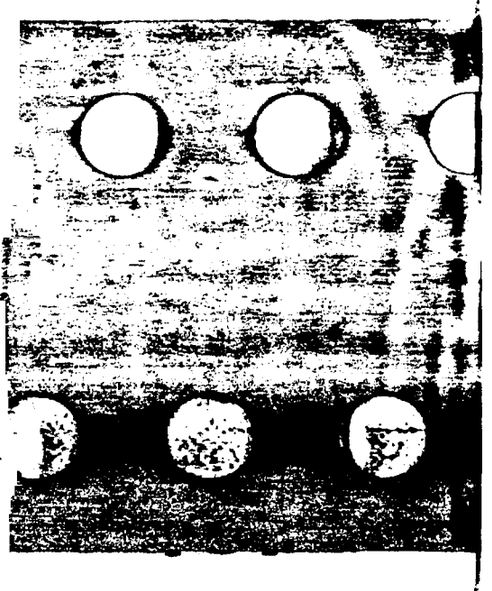
THIS INSTRUMENT PREPARED BY:

ROBERT N. SKINNER, ATTORNEY
311 Church Street
315 Exchange Building
Nashville, Tennessee 37219
Phone # (615) 255-8917

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7827 PAGE 400

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 55631.82
CON TX 183.48
PRFEE 0.50
WDEED 6.00
TOTAL 189.98
CHECK 189.98

04/28/89 01 10:25 0001 0144

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28575

APR 28 10 23 AM '89

No. 204472