Bk 23

BOOK 7831 PAGE 867

File No: _____

2517 05/03 0101 03CHECK 958.91

Address New Owner:	Send Tax Bills To:	Map/Parcel
702 Waldron Road	Same	Map 162-14-C
LaVergne, TN 37086		Par ___
		11-12-1081Y

WARRANTY DEED

FOR AND IN CONSIDERATION 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, MCDONNELL & ASSOCIATES, INC., hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said HADLEY KING, TRUSTEE, with full power to mortgage, sell or otherwise convey, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SEE ATTACHED EXHIBIT "B" FOR ENCUMBRANCES

This instrument was prepared from information furnished by Billy Woodall and Jim Oglesby.

This is ( ) improved ( ) un-improved property.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said HADLEY KING, TRUSTEE, his heirs and assigns, forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

Whenever 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 hands on this 4TH day of April, 1989.

ATTESTED TO BY:

Marsha S. McDonnell Sec Treas
Marsha S. McDonnell
Secretary-Treasurer

MCDONNELL & ASSOCIATES, INC.

James Patrick McDonnell, Pres
By: James Patrick McDonnell
President

RECEIVED FOR RECORD
DAVIDSON COUNTY, TN.
MAY 3 11 20 AM '89
FELIX Z. WILKINS, REGISTER

29892

TENNESSEE REFERENCE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $287,630.00.

AFFIANT

Sworn to and subscribed before me this 4th day of April, 1989.

NOTARY PUBLIC

My commission expires: 3-2-1992.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James Patrick McDonnell and Marsha S. McDonald, with whom I am personally acquainted and who upon their oaths acknowledged themselves to be the President and Secretary-Treasurer respectively of the within named bargainor, a corporation, and that they as such President and Secretary-Treasurer being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said James Patrick McDonnell and Marsha S. McDonnell as such President and Secretary-Treasurer.

Witness my hand and official seal at Brentwood, Tennessee, this 4th day of April, 1989.

NOTARY PUBLIC

My commission expires: 3-2-1992.

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St. B-102
Brentwood, TN 37027

EXHIBIT "A"

Land situated in the 31st Councilmanic District of Davidson County, Tennessee and being Lots Nos. 11, 12, 13 and 14 on the Plan of Leisure Heights, Planned Unit Development, Phase 1, Section 2, as revised and of record in Book 6200, page 241, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description.

Together with a perpetual non-exclusive easement for ingress and egress by pedestrian or vehicular traffic to said lots as said right of ingress and egress to said lots is shown on the aforesaid Plat.

Together with, as appurtenances to the aforesaid lots, the designated parking spaces for said lots as set forth on the aforesaid Plat to which reference is here made for a more complete description.

Being the same property conveyed to McDonnell & Associates by Quitclaim Deed from BMW Development, Inc., of record in Book 7350, page 302, said Register's Office and by Deed of Correction in Book 7497, page 430, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

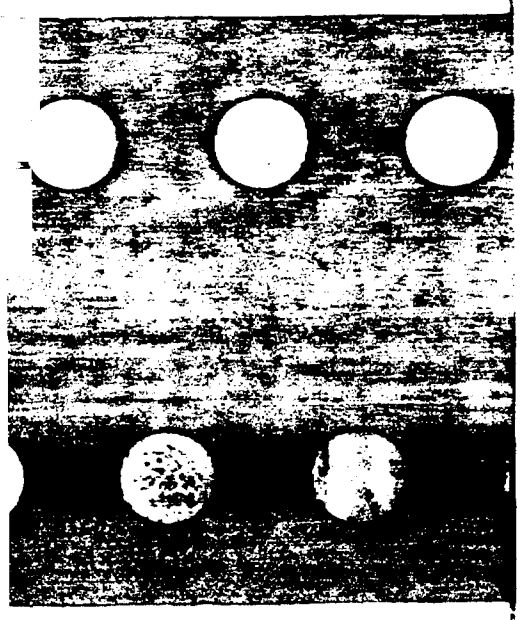
MORTGAGES:
(a) Commerce Union Bank, now Sovran Bank/Central South is the holder of a construction loan of $216,000.00 secured by a deed of trust in Book _____, page _____, Register's Office for Davidson County, Tennessee.

(b) Robert H. Edwards is the holder of a Deed of Trust for $36,000.00 dated March 22, 1988 and recorded in Book 7497, page 433, Register's Office for Davidson County, Tennessee.

(c) Regency Associates, Inc. is the holder of a deed of trust for $40,000.00 dated June 10, 1988 and recorded in Book 7571, page 23, Register's Office for Davidson County, Tennessee. (Includes other lots.)

The within conveyance is subject to the Plan of record in Plan Book 6900, page 440 and all land use documents including easements, restrictions, Homeowners Association against subject property.





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

RECEIVED OF _____

FOR _____

BOOK 7831 PAGE 870

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 287680.00
CON TX 949.41
PRFEE 0.50
WDEED 9.00
TOTAL 958.91
CHECK 958.91

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 21 0001 2517

29892

IDENTIFICATION REFERENCE

MAY 3 11 20 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 205998