This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
116 Mt. Juliet Road
P. O. Box 888
Mt. Juliet, TN 37122

BOOK 7832 PAGE 874

ADDRESS NEW OWNER:
INCOME PROPERTIES, INC.
P. O. Box 375
Mt. Juliet, Tennessee 37122

SEND TAX BILLS:
To New Owner

MORTGAGEE:
First Bank & Trust
225 Lebanon Road
Mt. Juliet, Tennessee 37122

MAP AND PARCEL:
Map 76-1
Parcel 36 (Lot 24)
Parcel 39 (Lot 27)
Field Book No. 4D-26277 (Lot 24)
Field Book No. 4D-26271 (Lot 27)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **THE MERCANTILE SAVINGS BANK**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **INCOME PROPERTIES, INC.**, a Tennessee corporation, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lot No. 24:
Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Oak Creek Subdivision as of record in Plat Book 5200, page 96, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 115 feet on the westerly margin of Rehnea Drive and runs back 111.14 feet on the northeasterly line and 166.18 feet on the southwesterly line to a rear line of 85.07 feet.

Lot No. 27:
Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Oak Creek Subdivision as of record in Plat Book 5200, page 96, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 85.0 feet on the southerly margin of Rehnea Drive and extends back 259.34 feet on the west line and 288.34 feet on the east line to a rear line of 89.81 feet.

Being the same property conveyed to The Mercantile Savings Bank by virtue of a deed from Steven L. West, Successor Trustee, dated March 31, 1988, and filed for record in Book 7505, page 93, Register's Office for Davidson County, Tennessee.

This is improved property known as 663 and 664 Rehnea Drive, Old Hickory, Tennessee 37138.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 5360, page 572, as amended by instrument of record in Book 5382, page 827, said Register's Office.

This conveyance is also subject to those facts, conditions and limitations revealed on the Plan of Oak Creek Subdivision, the plat of which is of record in Plat Book 5200, page 96, said Register's Office, including a 30 foot minimum building setback line from Rehnea Drive, and a 10 foot easement for public utilities and drainage along the rear line of each lot.

Real property taxes for 1989 have been settled between the parties and will be paid by Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said INCOME PROPERTIES, INC., a Tennessee corporation, its successors and assigns, forever; and THE MERCANTILE SAVINGS BANK does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out.

And THE MERCANTILE SAVINGS BANK does further covenant and bind itself, its successors, heirs, representatives and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand on this the 28th day of April, 1989.

THE MERCANTILE SAVINGS BANK
BY: THEODORE F. BURDSALL, II
its First Vice-President

STATE OF OHIO)
COUNTY OF HAMILTON)

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Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared THEODORE F. BURDSALL, II, 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 First Vice-President (or other officer authorized to execute the instrument) of the **THE MERCANTILE SAVINGS BANK**, the within named bargainor, a corporation, and that he as such First Vice-President, executed the within Warranty Deed for the purposes therein contained, by signing the name of the corporation by himself as such First Vice-President.

Witness my hand and official seal at Cincinnati, Ohio, this the 28th day of April, 1989.

NOTARY PUBLIC

My Commission Expires: 7-27-90

CHERYL L. McNAMARA
Notary Public, State of Ohio
My Commission Expires July 27, 1990

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $106,383.00.

AFFIANT

Subscribed and sworn to before me this 28th day of April, 1989.

NOTARY PUBLIC

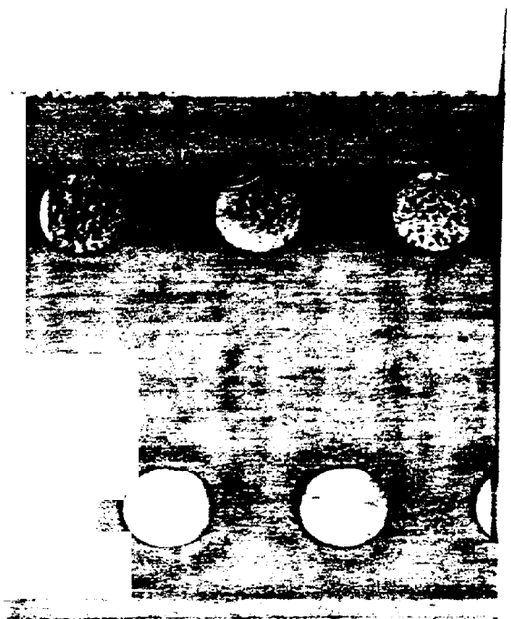
My Commission Expires: March 13, 1993

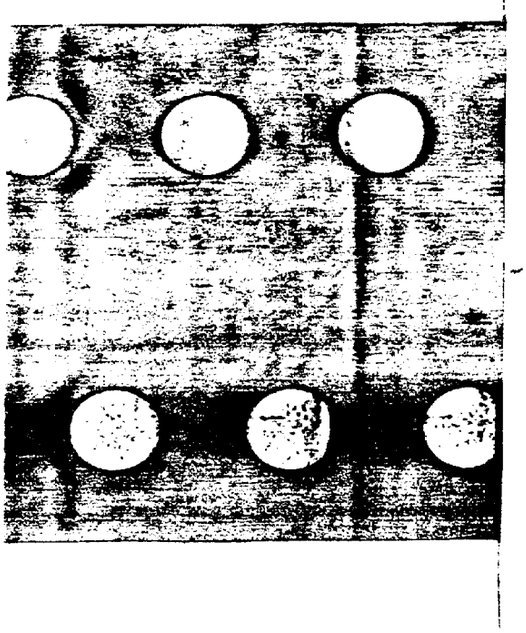
RUSH

MAY 4 9 45 AM '89

30181

3538 05/04 0101 03CHECK 360.62





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	
	106383.00
CON TX	351.12
PRFEE	0.50
WDEED	9.00
TOTAL	360.62
CHECK	360.62

05/04/89 01 09:46 0001 2838

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30181

RECEIPT REFERENCE

MAY 4 9 45 AM '89

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TENN.

No. 206389