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This Instrument Prepared By:
BAKER, WORTHINGTON, CROSSLEY,
STANSBERRY & WOOLF
1700 Nashville City Center
511 Union Street
Post Office Box 2866
Nashville, Tennessee 37219
(615) 726-5600

WARRANTY DEED

BOOK 7879 PAGE 425

Address New Owner(s) As Follows:	Send Tax Bills To:	Map & Parcel Nos.:
J. Clifford Tomlinson and wife, Terry F. Tomlinson	same	144-12
6123 Hillsboro Road		144-14-34
Nashville, Tennessee 37215		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, INVESTORS FEDERAL SAVINGS BANK, a federal savings bank ("Grantor), has bargained and sold and do hereby transfer and convey unto J. CLIFFORD TOMLINSON and wife, TERRY F. TOMLINSON ("Grantees"), their heirs and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Bransford Realty Company's Forest Hills Subdivision of Lot No. 1, James Boyd's Land, as of record in Book 547, page 140, Register's Office for said County, described as follows:

Beginning at a point in the northwesterly margin of Hillsboro Road, which point is a common corner of Lots Nos. 5 and 6 on said plan; running thence North 50 deg. West, along the common boundary line between said Lots Nos. 5 and 6, 1,176 feet to a point; continuing thence in a northerly direction with said common boundary line, North 0 deg. 30' West, 27 feet 6 inches to a stone; thence South 89 deg. 30' West, 339 feet to a point, a common corner of Lots Nos. 4 and 5 on said plan; thence with the common boundary line between said Lots Nos. 4 and 5, South 50 deg. East, 1,447 feet to a point in the northwesterly margin of Hillsboro Road; thence in a northeasterly direction, with the northwesterly margin of said Hillsboro Road, 200 feet to the point of beginning.

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TRACT II:

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, being more particularly described as follows:

Beginning at an existing concrete monument in the south right-of-way line of Timberwood Drive, a 50 foot road where it intersects the east boundary line of Chickering Valley Subdivision as recorded in Plat Book 2331, page 122, Register's Office for Davidson County, Tennessee, and proceeding:

1. Leaving Timberwood Drive, with the east boundary line of Chickering Valley Subdivision, South 1 deg. 23' 10" West 55.20 feet to an iron pin set at a fence corner; thence

2. With the north boundary line of Lot 5, on the plan of Bransford Realty Company's Forest Hills Subdivision of Lot 1, James Boyd's Land as recorded in Plat Book 547, page 140, Register's Office for Davidson County, Tennessee, South 89 deg. 05' 00" West 338.82 feet to an iron pin set; thence

3. With the 0.387 acre tract, North 4 deg. 33' 43" East, 47.33 feet to an iron pin set; thence

4. Eastwardly with the south right-of-way line of Timberwood Drive and a curve to the left having a radius of 779.1 feet a distance of 2.64 feet to an iron pin in concrete, said curve having a chord bearing and distance of North 87 deg. 46' 50" East 2.64 feet; thence

5. North 87 deg. 42' 50" East, 333.97 feet to the point of beginning and containing 0.396 of an acre, more or less.

Being the same property conveyed to Investors Federal Savings Bank by Trustee's Deed from Sam J. McAllester, III, Substitute Trustee, of record in Book 7791, page 692, Register's Office for Davidson County, Tennessee.

This is improved property known as 6123 Hillsboro Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantees, their heirs and assigns, forever.

AND Grantor does hereby covenant with Grantees that it is lawfully seized and possessed of the Property in fee simple; that it has good right to sell and convey the same; and that the same is unencumbered, except for the following:

1. 1989 Real Property Taxes, a lien but not yet due and payable.

2. Restrictive covenants of record in Book 2542, page 25, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 547, page 140, Register's Office for Davidson County, Tennessee.

AND Grantor does further covenant and bind Grantees, their heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 30th day of June, 1989.

INVESTORS FEDERAL SAVINGS BANK

By: Robert Smith

Title: EVP

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $440,000.00.

J. Clifford Lawson
AFFIANT

Subscribed and sworn to before me, this 30th day of June, 1989.

NOTARY PUBLIC

KENNETH P. EZELL, JR.
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My Commission Expires:

MY COMMISSION EXPIRES JULY 13, 1991

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Kenneth P. Ezell, Jr., a Notary Public in and for said County and State, Robert G. Smith, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Exec. Vice President of Investors Federal Savings Bank, the maker, and is authorized by the maker to executed this instrument on behalf of the maker.

WITNESS my hand and seal at office this 30th day of June, 1989.

NOTARY PUBLIC

KENNETH P. EZELL, JR.
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

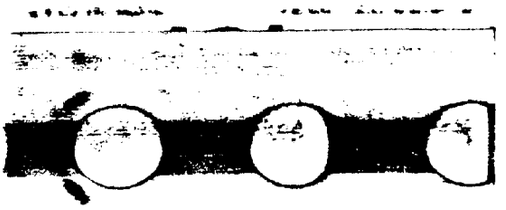
My Commission Expires:

MY COMMISSION EXPIRES JULY 13, 1991

BWKPE618
6/29/89(m)

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 7879 PAGE 428

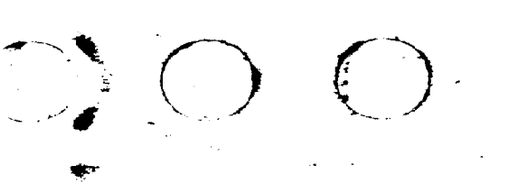
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

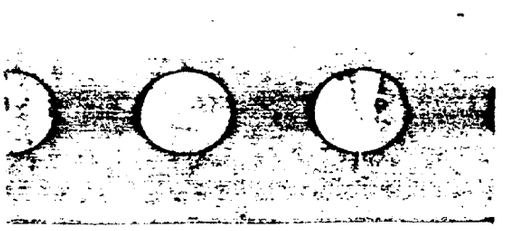
MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			DEED	
				44000.00
			DEED TAX	148.50
			PRFEE	0.50
			MISC	9.00
			TOTAL	148.50
			CHECK	148

06 JL 89 01 DAVID WOOL



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



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IDENTIFICATION

JUN 30 3 59 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 225122