Box 18 (KAG)

BOOK 7990 PAGE 290

MDSWP2447 11/20/89 dr

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MDS)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(
L. Owen Kelly and Margaret Ann Craig Robinson Kelly 15 White Bridge Road Nashville, Tennessee 37215	Same	MAP 116-3 PARCELS 2 AND 3

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Walter M. Robinson, Jr. ("Grantor") has bargained and sold, and by these presents does transfer and convey unto L. Owen Kelly and Margaret Ann Craig Robinson Kelly ("Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

TRACT NO. 1:

BEING the northeasterly 50 feet of Lot No. 2 of Block "B" on an unrecorded plan showing subdivision of Blocks "B," "D," and "E," Hillwood Estates, described according to a survey made by Z. J. Wilkinson, Surveyor, December 1939, as follows:

BEGINNING at the northeast corner of Lot No. 1 of Block "B" on said unrecorded plan, said point being in the southern boundary line of the property conveyed to Thomas; thence with the southern boundary line of said Thomas property, south 64° east 759 feet, more or less, to the westerly margin of the right-of-way of the N. C. & St. L. Railroad; thence with the westerly margin of said right-of-way, southwestwardly 50 feet to a point, being 50 feet southwesterly from the northeast corner of Lot 2, Block "B" on the plan of Hillwood Estates, as of record in Book 1835, Page 60, said Register's Office; thence westwardly 759 feet, more or less, to a point on the eastern boundary line of said Lot No. 1; thence with the eastern boundary line of said Lot No. 1, northeastwardly 50 feet to the beginning.

TRACT NO. 2:

BEING described according to a survey made September 2, 1932, by W.B. Southgate, Surveyor, as follows:

BEGINNING at a point on the northwesterly 50-foot right-of-way line of the Nashville and Northwestern Division of the Nashville, Chattanooga and St. Louis Railway, the southwesterly corner of the original tract of 15.9 acres; and running thence north 64 1/2° west, with the line of said tract, 782 1/2 feet to a point in the eastern boundary line of the property conveyed to James E. Richards and wife by deed from Walter E. Stringfellow and wife, of record in Book 1972, page 519, said Register's Office, said point being north 25° 45' east 2 feet from said Richards southeast corner; thence north 25° 45' east 225 feet to a stake, being

north 25° 45' east 1 foot from said Richards northeast corner; thence south 64 1/2° east 782 feet to the northwesterly right-of-way line of said Railway; and thence southwesterly, with said right-of-way line of said Railway, 226 1/2 feet, more or less, to the beginning, containing 4-03/100 acres, more or less, together with an easement for ingress and egress 14 feet wide excluding drain and ditch leading from said tract of land in an easterly direction through, over and across the tract of land formerly owned by Dillie D. Thomas, deceased, and continuing through, over and across the land formerly owned by Whitland Realty Company to the White Bridge Road, as mentioned in the deed from Whitland Realty Company to Dillie D. Thomas, of record in Book 447, Page 285, Register's Office for said County.

Being part of the same property conveyed to Grantor by deed dated December 13, 1979 from Reber Boult, Trustee of record Book 5543, page 912, said Register's Office.

This is improved property known as 15 White Bridge Road, Nashville, Tennessee 37205.

Said property is conveyed subject to the following matters:

1. Metropolitan Nashville and Davidson County real property taxes for the year 1989, a lien and currently due and payable;

2. Building setback lines, easements for telephone lines, public utilities and roadways;

3. Restrictive covenants contained in an instrument of record in Book 1074, Page 551, Register's Office for Davidson County, Tennessee;

4. Easement between H. G. Hill Realty Company and Walter M. Robinson, Jr., and wife, Margaret A. Craig Robinson, Jr., as of record in Book 3507, Page 585, Register's Office for Davidson County, Tennessee; and

5. Easement between E. Bronson Ingram and wife, Martha R. Ingram, and Walter M. Robinson, Jr. and wife, Margaret Ann Craig Robinson, as of record in Book 5151, Page 827, Register's Office for Davidson County, Tennessee.

6. Sanitary Sewer and Drainage Easement of record in Book 6932, page 26, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs and representatives, to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

WITNESS my hand this 22d day of November 1989.

Walter M Robinson, Jr
Walter M. Robinson, Jr.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Walter M. Robinson, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 22nd day of November 1989.

Notary Public

My Commission Expires:

5/8/91

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $585,000.00.

Affiant

Sworn to and subscribed before me this 22nd day of November, 1989.

Notary Public

My Commission Expires:

5/8/91

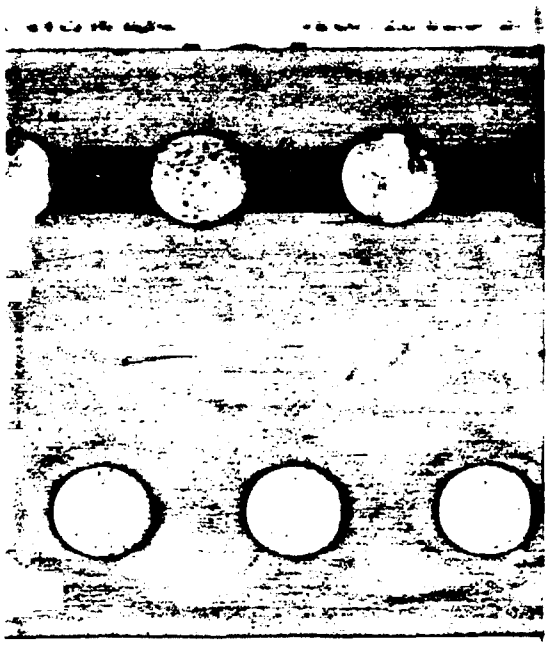
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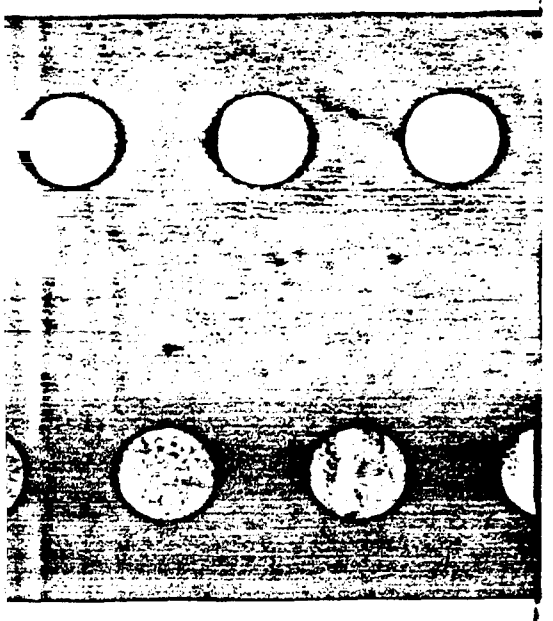
IDENTIF. TREFERENCE

Nov 22 3 21 PM '89

FELIX ... REGISTER
DAVIDSON COUNTY TN.

6915 11/22 0101 03CHECK 1940.50





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

RECEIVED OF _____

FOR _____

BOOK 7990 PAGE 293

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 585000.00
CON TX 1930.50
PRFEE 1.00
RECORD 9.00
TOTAL 1940.50
CHECK 1940.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/22/89 01 15:21 0001 6915

8 4 1 9 0

IDENTIF. TREFERENCE

Nov 22 3 21 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 269713