BOOK 8112 PAGE 400

Fee 18

SARWP58 05/17/90 dr

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

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Steven A. Riley 2700 First American Center Nashville, TN 37238	SAME	Map: 116-11 Parcel: 113

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, Margaret Norvell Ward ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Steven A. Riley ("Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 2 on the Plan of William M. Ward Subdivision, being a re-subdivision of Lot No. 44 and the north part of Lot No. 45 and 54 on the map of Royal Oaks, Land Company's Subdivision of the Baker Tract of record in Book 421, pages 102 and 103. Said plan is of record in Plat Book 5210, page 395, said Register's Office.

Being the same property conveyed to Grantor by deed from William Moulton Ward of record Book 6932, page 832, and Book 7711, Page 830, said Register's Office.

This is improved ( ) unimproved (x) property known as:

400 Royal Oaks Drive
Nashville, Tennessee

Said property is conveyed subject to the following matters:

1. 1990 Taxes to be prorated and assumed by Grantee.

2. All matters on the plan of record in Book 5210, Page 395, said Register's Office.

3. All applicable building and zoning regulations.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his 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 herself and her heirs and representatives, to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

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

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WITNESS our hands this 18th day of May, 1990.

Margaret Norvell Ward

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

WITNESS my hand, at office, this 18th day of May, 1990.

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 $100,000.

Steven Ashley
Affiant

Sworn to and subscribed before me this 18th day of May, 1990.

Notary Public

My Commission Expires:

5/8/91

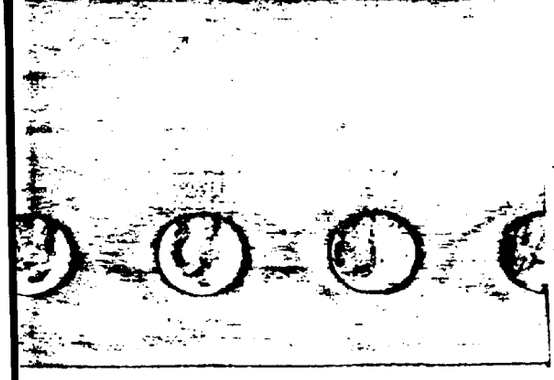
27428

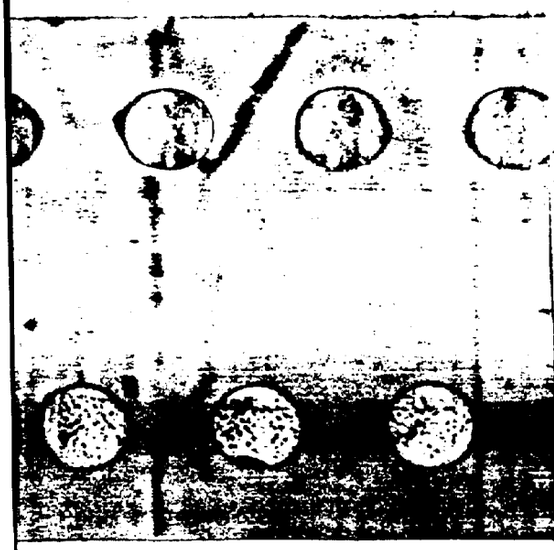
TENNESSEE REFERENCE

MAY 18 4 02 PM '90

3057 05/18 0101 03CHECK 340.00







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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				100000.00
			CON TX	330.00
			PRFEE	1.00
			MDEED	9.00
			TOTAL	340.00
			CHECK	340.00
05/18/90	01	16:05	0001	3057

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27428

IDENTIFICATION

MAY 18 4 02 PM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 320487