THIS INSTRUMENT PREPARED BY: MICHAEL W. EDWARDS, Attorney at Law
P. O. Box 1045, Hendersonville, TN 37077
(FROM INFORMATION PROVIDED BY THE PARTIES)

BOOK 8117 PAGE 697

WARRANTY DEED

NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS:
MICHAEL ALLEN GREENE 1301 S. Graycroft Avenue Madison, TN 37115	SAME	Map 051-10 Parcel 012

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, FIRST CUMBERLAND BANK, hereinafter referred to as Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said MICHAEL ALLEN GREENE, unmarried, hereinafter referred to as Grantee, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 28 on the Plan of Oakland Acres, Section 3, as of record in Book 2133, page 34, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the southeasterly margin of Graycroft Avenue at the corner of Lot No. 28 and a tract marked "reserved," thence with the line between two lots southeasterly 184.9 feet; thence North 35°10' East 190 feet to the southwesterly margin of Freda Villa; thence with the same, North 54°53' West 176.1 feet to the beginning of a curve thence around said curve having a radius of 25 feet, southwesterly 39.3 feet to the southeasterly margin of Graycroft Avenue; thence with the same southwesterly 195.8 feet to the beginning.

BEING the same property conveyed to First Cumberland Bank by deed from B. Anthony Saunders, Successor Trustee, of record in Book 8097, page 824, Register's Office for Davidson County, Tennessee.

INCLUDED in the above description but specifically EXCLUDED from the effect of this sale is that portion of property conveyed to Metropolitan Government of Nashville and Davidson County, of record in Book 7601, page 715, Register's Office for Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, beginning at a point on the southwest corner of Parcel 12 of Map 51-10 and lying approximately 25.0 feet east of existing centerline of South Graycroft Avenue; thence northeasterly with a curve to the right of radius 707.90 feet along existing right-of-way line for a distance of 163.0 feet to a point; thence North 39°13'25" East for a distance of 32.8 feet to a point; thence southeasterly with a curve to the right of radius 25.0 feet for a distance of 39.27 feet to a point; thence South 50°46'35" East for a distance of 5.0 feet to a point; thence southwesterly with a curve to the left of radius 25.0 feet for a distance of 39.27 feet to a point; thence South 39°13'25" West along proposed right-of-way line for a distance of 32.8 feet to a point; thence southwesterly with a curve to the left of radius 702.90 feet for a distance of 161.85 feet to a point; thence North 59°21'46" West for a distance of 5.05 feet to the point of beginning and containing therein an area of 1080 square feet, plus or minus.

This is improved property, known as: 1301 South Graycroft Avenue
Madison, TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, his successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as of record. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEE, his successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hand this 23rd day of May, 1990, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

FIRST CUMBERLAND BANK

BY: Connie S. Redfern

TITLE: Banking Officer

29239

IDENTIF. TREFERENCE

MAY 29 11 44 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $61,000.00.

Michael A. Green
AFFIANT

Subscribed and sworn to before me,
this 23rd day of May, 1990.

Michael L. Edwards
NOTARY PUBLIC

My Commission Expires: 7-19-93

5225 05/29 0101 03CHECK 208.30

MICHAEL L. EDWARDS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared CONNIE S. REDFERN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon HER oath, acknowledged HERself to be the BANKING OFFICER of FIRST CUMBERLAND BANK, the within named bargainor, a Tennessee banking corporation, and that She as such BANKING OFFICER being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by HERself as such BANKING OFFICER.

Witness my hand and seal at office in Madison, Tennessee, this 23rd day of May, 1990.

Michael L. Edwards
NOTARY PUBLIC

My Commission Expires: 7-19-93

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

RECEIVED OF _____

FOR _____

BOOK 8117 PAGE 699

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

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

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 61000.00
CON TX 201.30
PRFEE 1.00
WDEED 6.00
TOTAL 208.30
CHECK 208.30

05/29/90 01 11:43 0001 5225

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29239

IDENTIF. REFERENCE

MAY 29 11 44 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 322627