This Instrument Was Prepared By:
BAKER, CAMPBELL & PARSONS
Attorneys At Law
303 Church Street
Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 550,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF June 19 90

Notary Public

MY COMMISSION EXPIRES: Sept 1, 1990

(AFFIX SEAL)

NAME	ADDRESS
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H. Rodes Hart, Jr. et ux (NAME)	H. Rodes Hart, Jr. et ux (NAME)	130-7
4405 Iroquois Avenue (STREET ADDRESS OR ROUTE NUMBER)	403 Hillwood Drive (STREET ADDRESS)	Par. 10
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37205 (CITY) (STATE) (ZIP)	

8381 06/07 0101 03CHECK 1825.00

GENERAL WARRANTY DEED

BOOK 8126 PAGE 365

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, we, **CHARLES W. ATWOOD** and wife, **CHARLOTTE C. ATWOOD** (hereinafter referred to collectively as the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **H. RODES HART, JR.**, and wife, **SARAH P. HART** (hereinafter referred to collectively as the "Grantees"), their heirs and assigns, the following described tract or parcel of land situated in the City of Belle Meade, Metropolitan Nashville and Davidson County, Tennessee (hereinafter referred to as the "Property"), to-wit:

> Being Lot 13 and Lot 15 and the easterly one-half of Cherokee Circle (now closed) on the plat of "A subdivision of LOTS 12 & 13 and Resubdivision of LOTS 10 & 11 of Belle Meade Plan 2" in the City of Belle Meade, and of record in Plat Book 421, Page 112, Register's Office for Davidson County, Tennessee, and being further described according to a survey dated March 24, 1990, by Wm. Robert Seigenthaler, Tennessee Registered Land Surveyor (Number 177, and whose address is 3608 Central Avenue, Nashville, Tennessee 37205), as follows:
>
> Beginning at an iron pipe in the south margin of Iroquois Avenue being the northeast corner of the herein described Lot 13, and said iron pipe being located 400.00 feet west of the west margin of Westview Avenue; thence South 0 degrees 36 minutes 35 seconds East 266.00 feet to an iron pipe, being the common rear corner of Lot 192 and Lot 193 on the subdivision of "Part Of Royal Oaks Land Co.'s Subdivision of The Baker Tract" of record in Plat Book 421, Page 103, Register's Office for Davidson County, Tennessee; thence with the west line of said Lot 193, South 2 degrees 16 minutes 35 seconds East 134.00 feet to an iron pipe on the east side of the old Belle Meade Farm rock wall and said iron pipe being the southeast

corner of Lot 15 described herein; thence with the south line of said Lot 15 and the north line of Lot 14, North 88 degrees 30 minutes 30 seconds West 219.40 feet to an iron pin; thence North 88 degrees 30 minutes 30 seconds West 5.60 feet to a point; thence North 1 degree 10 minutes 05 seconds West 400.00 feet to an iron pin in the south margin of Iroquois Avenue, being the common front corner of the herein described Lot 13 and Lot 12 on the above-mentioned plat of record in Plat Book 421, Page 112, Register's Office for Davidson County, Tennessee; thence with the south margin of said Iroquois Avenue, South 88 degrees 30 minutes 00 seconds East 225.00 feet to the point of beginning; and containing 2 acres, more or less.

Being the same property conveyed by deed to Charles W. Atwood and wife, Charlotte C. Atwood, from Marvin J. Nischan and wife, Phoebe C. Nischan, of record in Deed Book 5881, Page 40, Register's Office for Davidson County, Tennessee.

This is unimproved property Known as 4405 Iroquois Avenue, Nashville, TN 37205.

with the appurtenances, hereditaments, estate, title and interest thereto appertaining.

TO HAVE AND TO HOLD the Property to the Grantees, their heirs and assigns, forever.

And the Grantors, for themselves and for their heirs, executors and administrators, do hereby covenant with the Grantees, their heirs and assigns, the following: the Grantors are lawfully seized and possessed of the Property in fee simple; the Grantors have full power, authority and right to convey the Property; and the Property is free from all encumbrances, except for the following: **(1)** easement for sanitary sewer granted to the City of Belle Meade, of record in Book 5787, Page 382, Register's Office for Davidson County, Tennessee; 10 feet reserved for rock wall, as shown in Plat Book 421, Page 51, Register's Office for Davidson County, Tennessee; and such other covenants, conditions, restrictions, easements, liens, charges and encumbrances appearing of record in the Register's Office for Davidson County, Tennessee; **(2)** possible boundary line overlap with adjoining property of Michael J. Rose and wife, Carole Rose, by deed of record in Book 5867, Page 913, Register's Office for Davidson County, Tennessee, and as shown on a March 24, 1990, survey of Wm. Robert Seigenthaler; **(3)** possible encroachment of fence placed by adjoining property owner near western boundary; **(4)** applicable zoning and land use regulations and laws; **(5)** the portion of the Property embraced within the bounds of any roads, streets or highways, including possible extension of brick wall along northern boundary of property into the bounds of Iroquois Avenue; **(6)** all visible easements on the Property and the boundary of the same; and **(7)** the liens for real property taxes for 1990. The Grantors further covenant and bind themselves and their heirs, executors and administrators, to warrant and forever defend the title to the Property to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used, it shall be construed to include the masculine, feminine or neuter gender; and the singular number shall include the plural and the plural the singular, all as the context requires.

IN WITNESS WHEREOF, the Grantors hereunder set their hands on this the 7TH day of June, 1990.

GRANTORS:

CHARLES W. ATWOOD

CHARLOTTE C. ATWOOD

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, David Bate Parsons a Notary Public in and for said State and County, the within named **Charles W. Atwood**, the 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 and official seal at Nashville, Tennessee, this 7th day of June, 1990.

Notary Public At Large

My Commission Expires: Sept. 11, 1990

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, David Bate Parsons, a Notary Public in and for said State and County, the within named **Charlotte C. Atwood**, the 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 and official seal at Nashville, Tennessee, this 7th day of June, 1990.

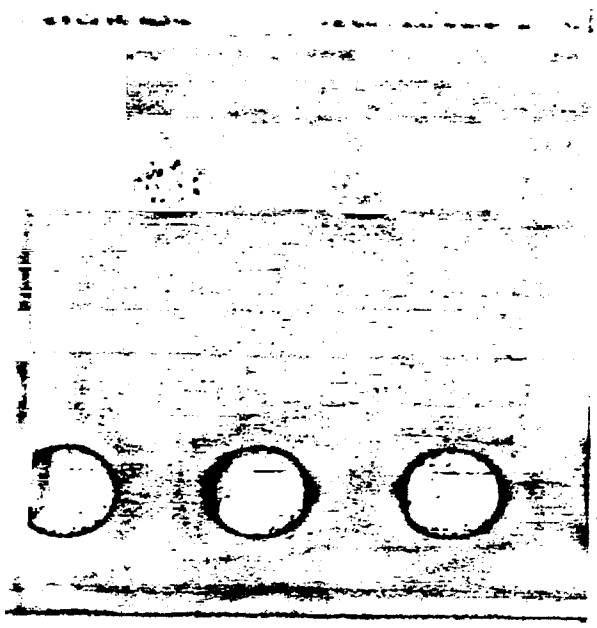
Notary Public At Large

My Commission Expires: Sept. 11, 1990

RUSH

JUN 7 3 34 PM '90
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE 3.2 1.8.2



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

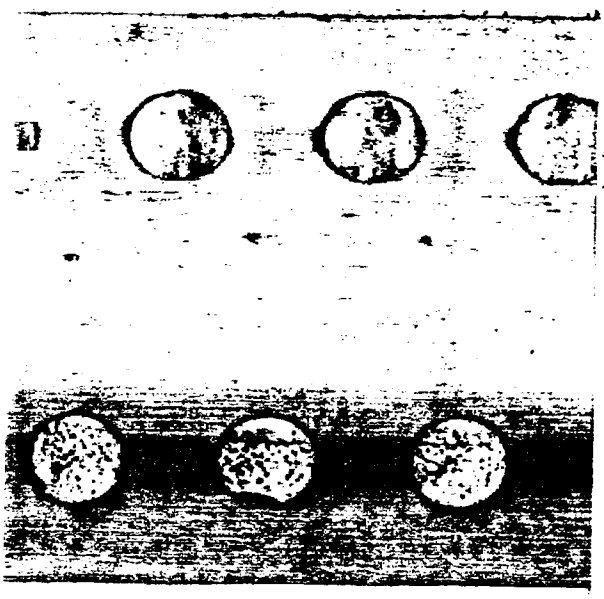
RECEIVED OF _____

FOR _____

BOOK 8126 PAGE 368

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 550000.00
CON TX 1815.00
PRFEE 1.00
WDEED 9.00
TOTAL 1825.00
CHECK 1825.00

06/07/90 01 15:34 0001 8381
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.2 1.8.2

IDENTIFICATION REFERENCE

JUN 7 3 34 PM '90

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

No. 326057