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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF February, 1990

Notary Public

MY COMMISSION EXPIRES: 5/22/93

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
Robert F. Lance	Same	Map 69-15
(NAME)	(NAME)	
3100 West End Avenue, Suite 250		Par. Nos. 12 & 13
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	13DA-62115
Nashville, TN 37203		13DA-62090
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED. Vivian B. Starnes, now Sims and Ara L. Walls

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert F. Lance

HEREINAFTER CALLED THE GRANTEES. THEIR HEIRS AND ASSIGNS. A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING Lot No. 12 and part of a parcel marked Reserved which adjoins said Lot 12, on the Plan of Hydes Ferry Park, Section II, of record in Plat Book 2330, page 176, Register's Office for Davidson County, Tennessee, bounded on the north by Emerald Drive; east by James Brown, J. F. McClellan and Hollis Gaines; on the south by Claxton Starnes and Gus Richards, Jr. and described more particularly as follows:

BEGINNING at a concrete monument corner in the right-of-way of Emerald Drive, 626.2 feet, more or less, from the west right-of-way line of Hydes Ferry Pike: thence S21°52'21"E, 316.40 feet to an iron pin corner; thence N64°00'45"E, 140.80 feet to an iron pin corner; thence S05°54'47"W, 240 feet to an iron pin corner; thence N88°36'38"W, 197.19 feet to an iron pin; thence S19°11'23"W, 229.50 feet to an iron pin; thence N88°25'37"W, 224.75 feet to a concrete monument; thence N28°05'00"E, 422.70 feet to an iron pin; thence N35°38'44"W, 244.99 feet to an iron pin corner in the south right-of-way line of Emerald Drive; thence with the said right-of-way line of Emerald Drive on a curve to the right, the radius of which is 453.20 feet, the central angle of which is 13°39'10", the chord of which is N60°54'40"E, 107.74 feet along the curve distance of 107.99 feet to an iron pin; thence continuing with the S right-of-way line of Emerald Drive, N67°44'15"E, 137.40 feet to the point of beginning.

BEING the same property conveyed to Vivian B. Starnes and Ara L. Walls by deed from Stella S. Kirkpatrick Black and husband, McKinley Black, of record in Book 4302, page 398, (Lot 12) and to Vivian Lee Starnes by Final Decree in the Probate Court of Davidson County, Tennessee, of record in 4029, page 46, Register's Office for Davidson County, Tennessee. (Reserve Parcel)

Vivian B. Starnes Sims, Vivian B. Starnes and Vivian Lee Starnes are one and the same person.

Taxes for 1989 have been pro-rated and paid.

unimproved XX
This is improved ( ) property, known as 1616 Emerald Drive and additional 3.30 acres, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 12th day of ~~February~~ June, 1990

Vivian B. Starnes Sims — Henry Sims — Ara L. Walls

Vivian B. Starnes, now Sims Henry Sims Ara L. Walls

STATE OF TENNESSEE)
Giles COUNTY)

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Personally appeared before me, Vivian B. Starnes, now Sims, Henry Sims and Ara L. Walls
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~t~~ he ~~y~~ executed the within instrument for the purposes therein contained. Witness my hand, at office, this 12th day of ~~February~~ June 1990.

My Commission Expires 2-15-93

Opal Gilliam
Notary Public

(AFFIX SEAL)

STATE OF TENNESSEE)
_____ COUNTY)

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

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, and who further acknowledged that __he__ is the

("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM
Vivian B. Starnes, now Sims and
Ara L. Walls

TO
Robert F. Lance

41262

IDENTIFICATION

JUL 13 1 07 PM '90

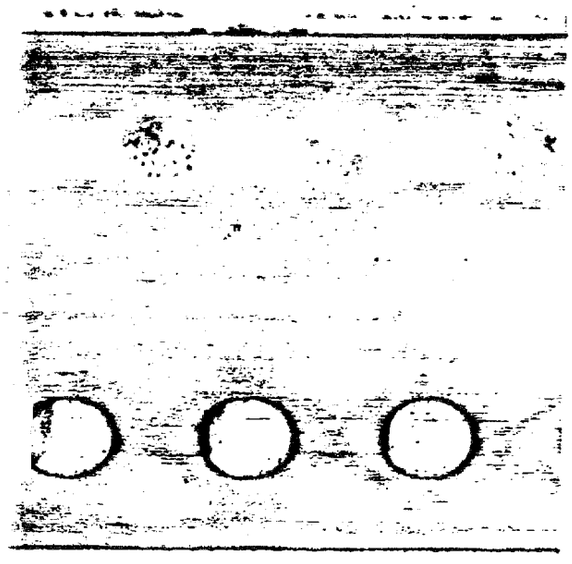
PEGGY Z. W... STATE REGISTER
DAVIDSON COUNTY, TN

This form compliments of:

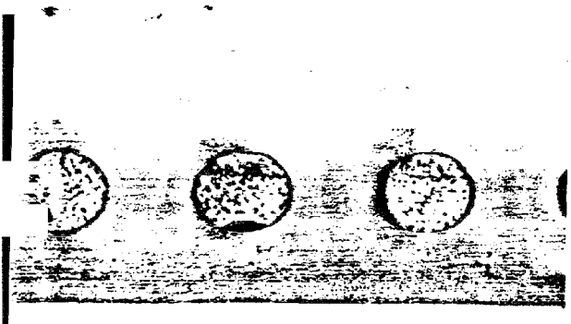
title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

9814 07/13 0101 03CHECK 73.00







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	20000.00
CON TX	66.00
PRFEE	1.00
MDEED	6.00
TOTAL	73.00
CHECK	73.00

07/13/90 01 13:10 0001 9814

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41262

IDENTIFICATION REFERENCE

JUL 13 1 07 PM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 336661