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

Box 18

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Steven A. Riley Bass, Berry & Sims 2700 First American Center Nashville, TN 37238	Same	Map: 116-11 Parcel: 97

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other goods and valuable consideration, the receipt of which is hereby acknowledged, Sue G. Atkinson ("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:

See Attached

Exhibit A

Being part of the same property conveyed to Grantor by deed from Robert S. Atkinson of record Book 6144, page 678, said Register's Office.

This conveyance is intended to include any and all rights, title and interest Grantor obtained to portions of Royal Oaks Drive as a result of the closure of a part of that right-of-way pursuant to Ordinance No. 90-8, City of Belle Meade.

This is unimproved property.

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.

Marvin Runyon joins in this conveyance for the purpose of conveying any marital interest he may hold.

Sue G. Atkinson

Marvin Runyon 8/31/90

546935

SEP 4 3 11 PM '90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Sue G. Atkinson and Marvin Runyon, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31 day of August, 1990.

Notary Public

My Commission Expires:

[illegible] 1992

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $ 60,000.

Affiant

Sworn to and subscribed before me this 4th day of Sept, 1990.

Notary Public

My Commission Expires:

5/8/91

EXHIBIT A

Being a parcel of land in the city of Belle Meade, Second Civil District, Davidson County, Tennessee, located on the easterly side of Royal Oaks Drive, north of Glen Eden drive, being a part of the property conveyed to Sue G. Atkinson by deed of record in Book 6144, Page 678, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the easterly margin of Royal Oaks Drive, said point being the northwesterly corner of property conveyed to James D. Bomboy, Jr., by deed of record in Book 5652, Page 728, R.O.D.C. and the southwesterly corner of the herein described parcel;

THENCE, with said margin with a curve to the left 127.94 feet to a point, said curve having a central angle of 22° 45' 57", a radius of 322.00 feet, a tangent of 64.83 feet and a chord of N 26° 51' 26" W, 127.10 feet;

THENCE, leaving said margin with the southerly line of property conveyed to Margaret Norvell Ward by deed of record in Book 7711, Page 830, R.O.D.C., N 68° 33' 25" E, 154.40 feet to a point;

THENCE, leaving said line S 18° 46' 49" E. 150.68 feet to a point in the northerly line of the aforementioned Bomboy Property;

THENCE, with said line S 78° 36' 04" W, 137.52 feet to the point of beginning.

Containing 19,506 square feet of 0.45 Acre, more or less.

Barge, Waggoner, Sumner and Cannon, Inc.
May 17, 1990
File 10463-01

5799 09/04 0101 03CHECK 208.00

OFFICIAL RECEIPT

FELIX Z WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8188 PAGE 705

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	60000.00
CON TX	198.00
PRFEE	1.00
MDEED	9.00
TOTAL	208.00
CHECK	208.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/04/90 01 15:12 0001 5799

54695

IDENTIFICATION

SEP 4 3 11 PM '90

FELIX Z WILSON

No. 352489