Box 17

BOOK 8265 PAGE 71

THIS INSTRUMENT WAS PREPARED BY: M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Robert C. Brannon, Trustee Suite 480 3401 West End Avenue Nashville, TN 37203	Union National Bank of Arkansas P.O. Box 3318 Little Rock, AR 72203	Map 62-13 Parcel 125

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged; Grantee hereby assumes and agrees to pay the unpaid balance on the existing mortgage recorded in Book 5987, page 171, Register's Office for Davidson County, Tennessee, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan; TENNESSEE REAL ESTATE CO., INC., a Tennessee corporation, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT C. BRANNON, Trustee, with full power to sell, convey or mortgage without joinder of any beneficiary,

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 1 and all of Lot No. 2 on the plan of Riverview Subdivision, of record in Book 547, pages 93 and 94, Register's Office for Davidson County, Tennessee, as revised and corrected by an unrecorded subdivision by T. R. Sanford August 8, 1962, as follows:

Beginning at an iron pin in a fence line in the west margin of Pennington Bend Road, formerly Riverview Avenue, 265 feet north from the north margin of McGavock Pike as now located; thence westwardly, partly along a fence, passing an iron pin on the top of the bluff of Cumberland River, at 227.7 feet, a total distance of 257.7 feet to the present water line of Cumberland River, northwardly 96.5 feet, more or less, to the corner of Lots 2 and 3; thence with the line between said lots eastwardly, passing through an iron pin at 47 feet, more or less, near the top of the bluff, a total distance of 255.8 feet, more or less, to an iron pin in the westerly margin of said Pennington Bend Road; thence with the margin of said Road South 22 degrees 26" East 84 feet to the point of beginning.

Being the same property conveyed to Tennessee Real Estate Co., Inc. by deed from William H. Towe, Trustee, of record in Book 8010, page 39, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (x) property, known as 2205 Pennington Bend

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 assigns, to warrant and defend title against the lawful claims of all persons whomsoever.

Wherever 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 its hand this 27th day of December, 1990.

TENNESSEE REAL ESTATE CO., INC.

By: J. Campbell Jenkins
J. CAMPBELL JENKINS
Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared J. Campbell Jenkins, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President of the Tennessee Real Estate Co., Inc., the within named bargainor, a corporation, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this 27th day of December, 1990.

My Commission Expires:
7-24-93

Phyllis Kerr
NOTARY PUBLIC

2530 12/28 0101 03CHECK 226.45

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $66,500.00.

Robert G. Wilson Trustee
AFFIANT

Subscribed and sworn to before me this 27th day of December, 1990.

My Commission Expires:
7-24-93

Phyllis Kerr
NOTARY PUBLIC

82163

IDENTIF. TREFERENCE

Dec 28 11 00 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

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 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	66500.00
			CON TX	219.45
			PRFEE	1.00
			WDEED	6.00
			TOTAL	226.45
			CHECK	226.45
12/28/90	01	10:59 0001	2530	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82163

IDENTIF. TREFERENCE

DEC 28 11 00 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 384907