PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref. (CB) (Title No: 30662)

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $45,000.00

Stephen D. Drake
Affiant

Sworn and subscribed before me this
27th day of February, 1991.

Christy Williamson
Notary Public

My Comm. Expires: Oct 9, 1991

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Stephen D. Drake	First American National Bank	73-1-55
1702 Riverwood Drive	First American Center	15DZ 36210
Nashville, TN 37216	Nashville, TN 37237	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Perry B. Steelman and spouse, Lisa L. Steelman,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephen D. Drake,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 17 and part of Lot No. 16 of Block "H" on the Map of Country Club Estates, as of record in Book 843, page 95, Register's Office for said County, described according to a survey made April 26, 1947, by T. R. Sanford, Surveyor, as follows:

BEGINNING at a point in the southwesterly margin of Riverwood Drive, at the corner of Lots Nos. 1 and 17; thence with the line between said lots, southwardly 143.3 feet to the corner of said lots and Lot No. 2; thence with the line between Lots Nos. 2 and 17 and said line, as extended eastwardly 109.8 feet to the margin of Riverwood Drive; thence with the margin of the same, northwardly 178.7 feet, more or less, to the beginning, said lot being triangular in shape.

BEING the same property conveyed to Perry B. Steelman and wife, Lisa L. Steelman by deed from Carolyn Lewis Bradley, unmarried, of record in Book 5635, page 444, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

The property herein conveyed is subject to restrictive covenants of record in Book 1371 Page 391 said Register's Office, and to the matters set forth in the referenced Plan of record.

95796

IDENTIF. REFERENCE

FEB 28 10 42 AM '91
FELIX Z. [illegible]
DAVIDSON COUNTY TN.

0315 02/28 0101 03CHECK 155.50

This is improved property, known as: 1702 Riverwood Drive, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of February, 1991.

Perry B Steelman
Perry B. Steelman

Lisa L. Steelman
Lisa L. Steelman

State of Tennessee
County of Davidson

On this 27th day of February, 1991, before me the undersigned authority, personally appeared Perry B. Steelman and Lisa L. Steelman, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: Oct 9, 1991

Christy Williamson
Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 8300 PAGE 566

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

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

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 45000.00
CON TX 148.50
PRFEE 1.00
WDEED 6.00
TOTAL 155.50
CHECK 155.50

02/28/91 01 10:46 0001 0315

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95 7 96

IDENTIF. REFERENCE

FEB 28 10 43 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 400551