THIS INSTRUMENT PREPARED BY:

WATTS, UNDERWOOD & RUBENFELD, ATTORNEYS
2000 Richard Jones Road, Suite 150
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this, transfer is $58,000.00.

Affiant

Subscribed and sworn to before me this 12th day of March, 1991.

Notary Public

My Commission Expires: 2-24-94

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Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
GERALD W. CORBETT 144 Academy Square Nashville, Tennessee 37210	FIRST TENNESSEE BANK P.O. Box Dept. 47 Memphis, Tennessee 38148	MAP 93-11A PARCEL 144

221.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY EIGHT THOUSAND AND 00/100 DOLLARS ($58,000.00), cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, **JOHN T. LEWIS, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **GERALD W. CORBETT, unmarried,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 144 on the Plan of Academy Square, Revised, a Planned Unit Development, of record in Book 5200, page 614, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to John T. Lewis, unmarried, by deed from Haury & Smith Contractors, Inc., of record in Book 6283, page 687, Register's Office for Davidson County, Tennessee.

This is improved property known as 144 Academy Square, Nashville, Tennessee 37210.

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, his heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters shown on the Plan of Academy Square, of record in Book 5200, page 614, Register's Office for Davidson County, Tennessee.

3. Declaration of covenants, conditions and restrictions, including but not limited to assessments, charges and liens, contained in an instrument of record in Book 6117, page 681, as amended in Book 6222, page 873, and to the conditions set forth in the Charter of Academy Square, Inc., of record in Book 6125, page 384, and the By-Laws of Academy Square of record in Book 6117, page 700, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and

representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 9th day of August, 1991.

JOHN T. LEWIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN T. LEWIS, 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 this 9th day of August, 1991.

Notary Public

My Commission Expires:

3 8 6 8 5

Aug 13 8 39 AM '91

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		PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CHRT 58000.00
CON TX 214.60
PRFEE 1.00
MDEED 6.00
TOTAL 221.60
CHECK 221.60

[illegible] 21 08:40 0001 3118

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3868 [illegible] AUG 13 8 39 AM '91

No. 449672