FILE IN BOX #14
G#7791-2

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
John R. Dean and wife, Josephine S. Dean 613 Lynnbrook Road Nashville, TN 37215	117-01-068	Sears Mortgage Corporation 2500 Lake Cook Road Riverwoods, IL 60015

This instrument prepared by: Boult, Cummings, Conners & Berry
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Anne Herbert Daniel, Robert D. Herbert, III and Gail G. Greenfield, Co-Executors with power of sale under the Will of Anne Brown Herbert (the "Grantors"), have bargained and sold, and by these presents do transfer and convey to John R. Dean and wife, Josephine S. Dean (the "Grantees"), Grantees' heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows to-wit (the "Property"):

> Being Lot No. 4 and the southerly fifty (50) feet of Lot No. 3 in Block "D" on the Plan of W. M. Cantrell's Sub-Division, as of record in Book 332, Page 85, of the Register's Office for Davidson County, Tennessee, said Lot No. 4 and the southerly 50 feet of said Lot No. 3 being more particularly described by metes and bounds as follows:
>
> Beginning at the intersection of Westmont Avenue and Lynnbrook Road (formerly Stokes Avenue) at a point which is the southeast corner of said Block 3, running thence North 150 feet along the westerly margin of Lynnbrook Road (formerly Stokes Avenue); thence westerly parallel with the northerly margin of Westmont Avenue 228 3/4 feet, more or less, to the center of a 15 foot alley; thence southerly with the center of said alley to the northerly margin of Westmont Avenue; thence easterly 221 1/4 feet, more or less, along the northerly margin of Westmont Avenue to the point of beginning.

7415 01/16 0101 03CHECK 1046.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Affiant

Subscribed and sworn to before me this 14TH day of JANUARY, 1992.

Notary Public
My Commission Expires: 9/12/95

Together with that portion of an alley at the rear of the lots as shown on the plat, closed in Book 2957, page 252, Register's Office for Davidson County, Tennnessee.

Being the property conveyed to Robert D. Herbert, Jr., and wife, Anne Brown Herbert, by deed from R. D. Herbert and wife, Alva Scudday Herbert of record in Book 911, page 364, Register's Office for Davidson County, Tennessee, and that portion of the alley at the rear of lots closed in Book 2957, page 252, Register's Office for Davidson County, Tennessee. Robert D. Herbert, Jr., died November 16, 1976 and Anne Brown Herbert died May 21, 1991. Her Last Will and Testament is of record in Will Book 175, page 202, Davidson County Probate Clerk's Office.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

This is improved property, located at 613 Lynnbrook Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantees, Grantees' heirs and assigns, forever.

Grantors covenant with the Grantees that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantors further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this Deed this 14TH. day of January, 1992.

Anne Herbert Daniel
ANNE HERBERT DANIEL, CO-EXECUTOR

Robert D. Herbert III
ROBERT D. HERBERT, III, CO-EXECUTOR

Gail G. Greenfield
GAIL G. GREENFIELD, CO-EXECUTOR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Mary M. Brown, Notary Public, ANNE HERBERT DANIEL, Co-Executor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of January, 1992.

Mary M. Brown
Notary Public

My Commission Expires: 5/27/95

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, THE UNDERSIGNED, Notary Public, ROBERT D. HERBERT, III, Co-Executor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14TH day of JANUARY, 1992.

Notary Public

My Commission Expires: 9/16/95

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Mary M. Brown, Notary Public, GAIL G. GREENFIELD, Co-Executor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of January, 1992.

Mary M. Brown
Notary Public

My Commission Expires: 5/27/95

wp:LBLABHDeed

7.7.16 e

IDENTIFICATION REFERENCE

JAN 16 10 33 AM '92

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8529 PAGE 813

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 280000.00
CON TX 1036.00
PRFEE 1.00
WDEED 9.00
TOTAL 1046.00
CHECK BANK 1046.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

01/16/92 01 10:32 0001 7415

7.7.16 g.

IDENTIFICATION REFERENCE

JAN 16 10 33 AM '92

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 493817