BOOK 8547 PAGE 852

THIS INSTRUMENT PREPARED BY:

DENNEY, LACKEY & CHERNAU
Third National Financial Center
424 Church Street, Suite 1350
Nashville, Tennessee 37219

ADDRESS NEW OWNER AS FOLLOWS: SEND TAX BILLS TO: MAP-PARCEL NOS.

C. J. Gideon and
Cecile P. Gideon
209 Cantrell Ave.
Nashville Tn. 37205

Same

Map 130-3
Parcel 55

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Cecile P. Gideon
Affiant

Subscribed and sworn to before me this 7 day of February, 1992.

John M. Chenault
Notary Public

My commission expires: November 26, 1994

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

83329

IDENTIFICATION REFERENCE

FEB 11 10 49 AM '92

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **Stanley M. Chernau and wife, Elizabeth J. Chernau and Grace Benedict Paine, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **C. J. Gideon and wife, Cecile P. Gideon,** hereinafter called the Grantees, 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 Lot 2 on the Final Plat of Chernau-Paine Subdivision as of record in Book 8250, page 78, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description.

This being a part of the same property conveyed to Thomas Fite Paine, Jr. and wife, Grace Benedict Paine by deed from Vance B. Bryan and husband, O. N. Bryan as of record in Book 3220, page 619, said Register's Office. The said Grace Benedict Paine further conveyed her undivided one-half interest in the property to Thomas Fite Paine, Jr. by Quitclaim Deed of record in Book 6923, page 904, said Register's Office. The said Thomas Fite Paine, Jr. having since deceased, the said property was devised to Grace Benedict Paine pursuant to Will probated and of record in Will Book 157, page 653 in the Probate Court Clerk's Office for Davidson County, Tennessee. This property also includes a part of the same property conveyed to Stanley M. Chernau and wife, Elizabeth J. Chernau by deed from Walter S. Bearden, Jr. and wife, Frances Revington Bearden of record in Book 4024, page 227, said Register's Office. Description derived from Final Plat of Chernau-Paine Subdivision recorded as stated above, prepared by Cherry Land Surveying, 700 Craighead Street, Suite 204, Nashville, TN 37204, Tennessee Registration No. 1512.

This is unimproved property known as 624 Westview Avenue, Nashville, Tennessee 37205.

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 the undersigned Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as set out on the attached Exhibit A.

Grace Benedict Paine does further covenant and bind herself, her heirs, successors and assigns, to forever warrant and defend the title to that portion of the above-described property as derived from the aforesaid deed recorded in Book 3220, page 619, said Register's Office, against the lawful claims of all persons whomsoever.

Stanley M. Chernau and wife, Elizabeth J. Chernau do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to that portion of the above-described property as derived through the aforesaid deed recorded in Book 4024, page 227, said Register's Office, 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.

IN WITNESS WHEREOF, this instrument has been executed this 7th day of February, 1992.

Stanley M. Chernau

Elizabeth J. Chernau

Grace Benedict Paine

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 Stanley M. Chernau and wife, Elizabeth J. Chernau the 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 and official seal at Nashville, Tennessee, this 5th day of February, 1992.

Betty A. Welsh
NOTARY PUBLIC

My Commission Expires: 7-24-94

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ FRANKLIN)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Grace Benedict Paine the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th day of February, 1992.

Charlene Bartner
NOTARY PUBLIC

My Commission Expires: 12-4-95

CHERNAU.WD

EXHIBIT "A" BOOK 8547 PAGE 855

This conveyance is subject to the following:

1. Taxes for the year 1992 and subsequent years, the same having been prorated between the parties and assumed by the Buyer.

2. The plan of record in Book 8250, page 78, shows an Owner's Certificate and certain easements and setback lines.

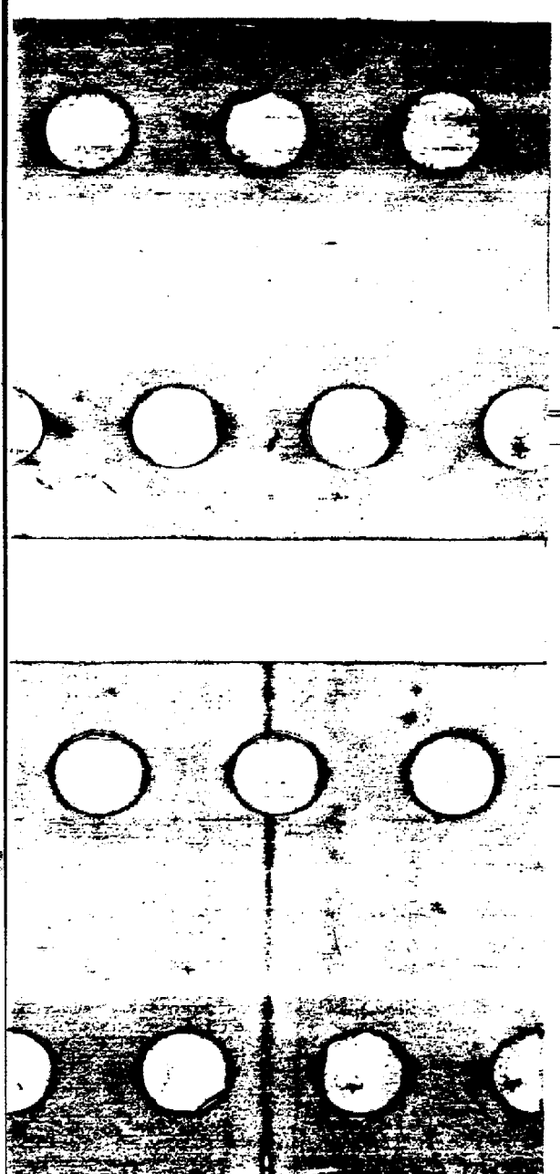
3. Sanitary Sewer Easement to City of Belle Meade of record in Book 5787, page 296, said Register's Office.

4. Easement for a water pipeline mentioned in the Agreement between J. L. Webb Pipeline Company and Royal Oaks Lease Company of record in Book 924, page 24, Register's Office for Davidson Count, Tennessee;

5. Contract with reference to water rights as set out in instrument between J. L. Webb Pipe Line Company and O. N. Bryan of record in Book 957, page 201, said Register's Office.

A.504

0235 02/11 0101 03CHECK 1049.00



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

RECEIVED OF _____

FOR _____

BOOK 8547 PAGE 856

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	12.00
TOTAL	1049.00
CHECK	1049.00

02/11/92 01 10:50 0001 0235

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83329

IDENTIFI REFERENCE

FEB 11 10 49 AM '92

FELIX Z. WILSON II Register
DAVIDSON COUNTY, TN

No. 500821