WARRANTY DEED

BOOK 8705 PAGE 89

This instrument was prepared by:
William B. Drescher
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

FROM: ROBERT EZELL FLIPPEN, an unmarried individual, and VOLUNTEER STATE BANK, Grantors

TO: SCOTT L. MERCY and wife, JOY M. MERCY, Grantees

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
3600 Franklin Road Nashville, TN 37215	SAME	118-15-1
		Field Book Numbers
		OH 01335

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Thirty-Five Thousand Dollars ($335,000).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 14th day of August, 1992.

Notary Public

My Commission Expires: 1-23-93

FOR AND IN CONSIDERATION OF the sum of Three Hundred Thirty-Five Thousand Dollars ($335,000), the receipt and sufficiency of which are hereby acknowledged, ROBERT EZELL FLIPPEN, an unmarried individual, and VOLUNTEER STATE BANK, collectively the Grantors, have bargained and sold, and by these presents do transfer and convey unto the said SCOTT L. MERCY and wife, JOY M. MERCY, Grantees, their heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee,

described in Exhibit A attached hereto and made a part hereof by this reference.

This is improved property, known as 3600 Franklin Road, Nashville, Tennessee.

This conveyance is expressly made subject to the matters set forth on Exhibit B.

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, successors, and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set out in Exhibit B to which this conveyance is expressly made subject.

And except as to those matters set forth in Exhibit B to which this conveyance is expressly made subject, Grantors do further covenant and bind Grantors, their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors, and assigns against the lawful claims of all persons whomsoever .

Witness our hands this the 14 day of August, 1992.

ROBERT EZELL FLIPPEN

VOLUNTEER STATE BANK

By: _____

Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, CAROL A. WILSON, a Notary Public of said County and State, ROBERT EZELL FLIPPEN, 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, at Office, this 14th day of August, 1992.

Carol A. Wilson
Notary Public

My Commission Expires: 1-23-93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Carol A. Wilson, a Notary Public of said County and State, personally appeared T. H. McXwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of VOLUNTEER STATE BANK, the within named bargainor, a banking institution, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the banking institution by himself as President.

Witness my hand and seal, at Office in Nashville, this 14th day of August, 1992.

Carol A. Wilson
Notary Public

My Commission Expires: 1-23-93

EXHIBIT A

A tract of land in the 6th formerly the 9th Civil District of Davidson County, Tennessee, described according to a survey made by W. B. Southgate, Surveyor, April 19, 1932, as follows: BEGINNING on the easterly margin of Franklin Road at a point 1340 feet south of the southerly margin of Thompson Lane, said point being the southwest corner of Lot #3, on the map of a division of the land of Joseph Thompson, deceased as of record in the Plan Book 2, Page 173, Chancery Court at Nashville; Thence with the southerly line of said Lot #3, North 81 deg. 30 min. East 1118 feet; Thence South 31 deg. 55 min. East 317 feet 6 inches; Thence South 81 deg. 30 min. West 1248 feet to the easterly margin of the Franklin Road; Thence with said road northwardly 290 feet to the beginning containing 7 88/100ths acres, more or less

INCLUDED in the foregoing description but expressly EXCLUDED herefrom, are two tracts of land conveyed to the State of Tennessee by Deed of record in Book 4538, Page 936, Register's Office for Davidson County, Tennessee and the tract of land conveyed to Robert E. Flippen and Jean Rule Flippen by deed of record in Book 4557, page 905, Register's Office for Davidson County, Tennessee.

Being the same property vested in Robert Ezell Flippen, a 1/3 interest and Volunteer State Bank, a 2/3 interest, by Order of the Chancery Court, Docket No. 90-3291-III, in Minute Book 66, page 483, Chancery Court for Davidson County, Tennessee, a certified copy having been recorded in Book 8480, page 903, and corrected and rerecorded in Book 8485, page 43, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. 1992 Real Property taxes, a lien not yet due and payable.

2. Access Easement retained in the deed of record in Book 4538, page 936, Register's Office for Davidson County, Tennessee.

3. Easement for ingress and egress created by document of record in Book 8705, page 85, said Register's Office.

37546
IDENTIFICATION REFERENCE
AUG 18 1 10 PM '92
DAVIDSON COUNTY, TN
92 8705 0101 03CHECK 1260.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8705 PAGE 94

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	335000.00
			CON TX	1239.50
			PRFEE	1.00
			WDEED	20.00
			TOTAL	1260.50
			CHECK	1260.50
		08/18/92	01	13:12 0001 1512

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.7.5 4.6

IDENTIFICATION REFERENCE

AUG 18 1 10 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 561273