Civil
Book 2

BOOK 8980 PAGE 453

THIS INSTRUMENT PREPARED BY:
Sherrard & Roe (WLH)
424 Church Street, Suite 2000
Nashville, TN 37219

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel No.:
Mr. and Mrs. Roger T. Briggs, Jr. 1220 Chickering Road Nashville, TN 37205	Same	130-14-46

FOR AND IN CONSIDERATION of the sum of Three Hundred Forty Five Thousand Dollars ($345,000.00) L.B. Stevens, Jr. and wife, Caroline Boyd Stevens, hereinafter referred to as the Grantor, have bargained and sold, and do hereby transfer and convey unto Roger T. Briggs, Jr., and wife, Frances C. Briggs, hereinafter referred to as the Grantee, and to the said Grantee's, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Being a parcel of land in the City of Belle Meade, Second Civil District, Thirty-Fourth Councilmanic District, Davidson County, Tennessee, located on the westerly side of Chancery Lane, south of Herbert Place, being Lot No. 1, as shown on the plan of Resubdivision of Part of Block 1, Belle Meade Subdivision No. 2, as of record in Book 6900, page 938, R.O.D.C., and being more particularly described as follows:
>
> Beginning at a point in the westerly right-of-way of Chancery Lane, said point being the southeasterly corner of Lot No. 3 as shown on the plan of Chancery South as of record in Book 5200, page 452, R.O.D.C., said point also being the southerly 1,175 feet more or less from the centerline of Herbert Place;
>
> Thence, with said right-of-way line with a curve to the left 352.48 feet to a point in the northerly line of property conveyed to George N. Bullard, et ux by deed of record in Book 939, page 276, R.O.D.C., said curve having a central angle of 22° 26' 22", a radius of 900.00 feet, a tangent of 178.53 feet, and a chord of S 02° 46' 28" W, 350.23 feet;
>
> Thence, with said northerly line N 85° 05' 32" W, 299.86 feet to a point;

Thence, leaving said line with the easterly line of property conveyed to Sovran Bank/Tennessee, Trustee by deed of record in Book 8375, page 2, R.O.D.C., N 04° 39' 19" E 349.99 feet to an iron pin;

Thence, with the southerly line of property conveyed to Barry J. Banker, et ux by deed of record in Book 7026, page 957, R.O.D.C., S 85° 05' 32" E, 288.37 feet to the point of beginning.

Containing 98,913 square feet or 2.27 acres more or less. (Property description provided by Wendell Talley, Barge, Waggoner, Sumner & Cannon, 162 Third Avenue North, Nashville, TN 37201, TN. Reg. No. 785)

Being the same property conveyed to L. B. Stevens and wife, Caroline Boyd Stevens by deeds of record in in Book 5853, page 813 and in Book 8977, page 267, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Lot 1 on the Plan of Final Plat Resubdivision of Part of Block I Belle Meade Subdivision No. 2, located in Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, and to the said Grantee's, heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those items set forth on Exhibit "A" attached hereto and incorporated herein by this reference. Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to the said Grantee and to the said Grantee's heirs and assigns.

Witness my hand as of this 7th day of June, 1993.

GRANTOR:

L. B. Stevens, Jr.

Caroline Boyd Stevens

Caroline Boyd Stevens

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Shelby J McCorkle, a Notary Public in and for the County and State aforesaid, personally appeared L. B. Stevens, Jr., and wife Caroline Boyd Stevens, the within named bargainor, 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 seal, at office in Nashville, Tennessee, this 7th day of June, 1993.

Shelby J McCorkle

Notary Public

My Commission Expires:

Jan 6-25-97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $345,000.00.

Willie Z Harbison

Affiant

Subscribed and sworn to before me, this the 7th day of June, 1993.

Shelby J McCorkle

Notary Public

My Commission Expires:

1-25-97

DEED BRIGGS (2) - 42748
2460 - 1

EXHIBIT "A"

PERMITTED EXCEPTIONS

1. Taxes for 1993 and subsequent years, a lien not yet due and payable;

2. All matters shown on the Final Plat Resubdivision of Part of Block I Belle Meade Subdivision No. 2, of record in Book 6900, page 938, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in favor of the Metropolitan Government of Nashville and Davidson County of record in Book 6122, page 352, RODC. See said document for particular rights of Grantor to water tap from City of Brentwood.

4. City of Belle Meade Easement for Sanitary Sewer of record in Book 6148, page 248, RODC.

5. Restrictive Covenants contained in deed of record in Book 980, page 482, RODC.

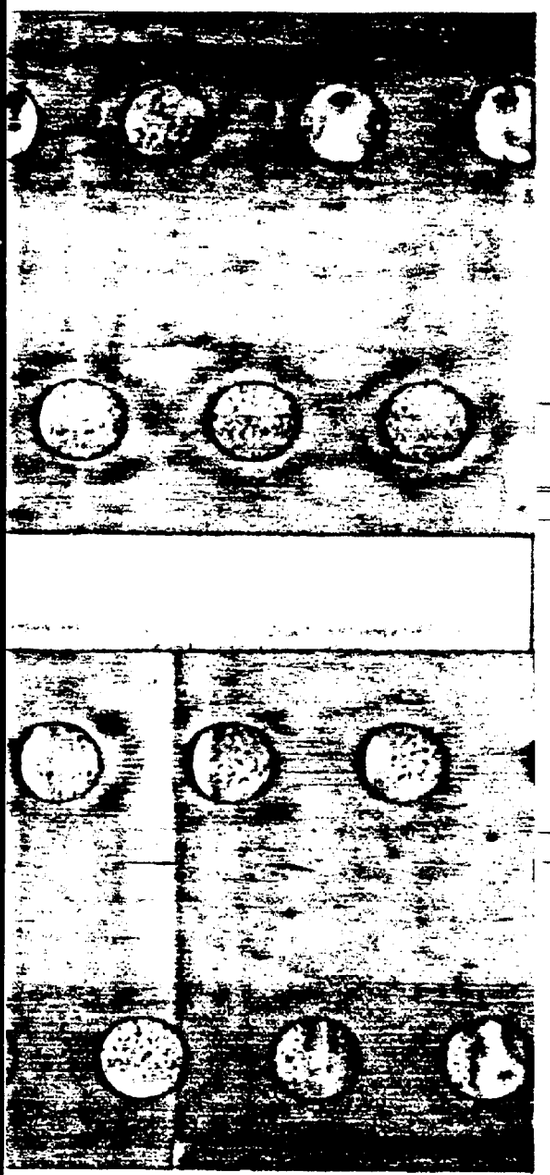
2 9 8 1 6

IDENTIFICATION REFERENCE

JUN 14 10 59 AM '93

DAVIDSON COUNTY, TN

6960 06/14 0101 03CHECK 1293.50



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

RECEIVED OF _____

FOR _____

BOOK 8980 PAGE 457

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	
				345000.00
			CON TX	1276.50
			PRFEE	1.00
			WDEED	16.00
			TOTAL	1293.50
			CHECK	1293.50
06/14/93	01		11:06 0001	6960

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29816

IDENTIFICATION REFERENCE

JUN 14 10 59 AM '93

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 662247