WARRANTY DEED

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARC.
Robert Grady Pearce	SAME	Map 88
608 Continental Drive		Parc. 47
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF FORTY THOUSAND AND NO/100 ($40,000.00) CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **HUGH F. VANCE AND WIFE MARY RUTH VANCE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT GRADY PEARCE** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING at an iron pin at the North right-of-way of Lakeview Drive, the Southwest corner of this tract and the Southeast corner of the Walker property; Thence, North 45 deg. 41 min. 53 sec. West 580.33 feet to a point; Thence, South 52 deg. 07 min. 07 sec. West 199.09 feet to a point; Thence, South 40 deg. 08 min. 20 sec. East 109.73 feet to a point, being the Northeast corner of the Dixon property; Thence, South 52 deg. 24 min. 07 sec. West 253.74 feet to a point, being the Northeast corner of the Dennis property; Thence, South 62 deg. 24 min. 18 sec. West 50.10 feet to a point, joining the East line of the Fulton property; Thence, North 36 deg. 08 min. 01 sec. West 416.06 feet to an iron pin; Thence, North 43 deg. 23 min. 16 sec. West 768.74 feet to an iron pin; Thence, North 49 deg. 11 min. 13 sec. West 153.34 feet to an iron pin, being the Northwest Corner of the subject property and a point in the East line of the Hofstetter property; Thence, North 46 deg. 49 min. 10 sec. East 207.20 feet to a 42 inch oak; Thence, North 69 deg. 05 min. 55 sec. East 134.82 feet to a 42 inch oak; Thence, North 63 deg. 13 min. 12 sec. East 94.31 feet to a point; Thence, North 74 deg. 45 min. 06 sec. East 143.28 feet to a point; Thence, North 60 deg. 51 min. 49 sec. East 178.76 feet to a 36 inch oak, being the Northeast Corner of the subject property and the Northwest corner of the Collins property; Thence, South 34 deg. 14 min. 48 sec. East 194.66 feet to a point; Thence, South 15 deg. 59 min. 15 sec. West 16.48 feet to a 10 inch oak; Thence, South 59 deg. 52 min. 17 sec. East 340.84 feet to a 10 inch cedar; Thence, South 66 deg. 09 min. 29 sec. East 97.66 feet to a point; Thence, South 39 deg.58 min. 57 sec. East 31.92 feet to a point; Thence, South 65 deg. 14 min. 07 sec. East 98.85 feet to a pin; Thence, South 73 deg. 24 min. 32 sec. East 93.63 feet to a point; Thence, South 59 deg. 45 min 28 sec. East 99.82 feet to a point, being the Northeast corner of the Vance 5.03 acre tract; Thence, South 44 deg. 18 min. 07 sec. West 324.81 feet to a point; Thence, South 45 deg. 41 min. 53 sec. East 536.50 feet to a point; Thence, South 38 deg. 05 min. 37 sec. East 214.81 feet to an iron pin at the North right-of-way of Lakeview Drive; Thence along said right-of-way with Lakeview Drive, South 51 deg. 30 min. 00 sec. West 107.28 feet to the point of beginning, containing 22.65 acres, more or less according to a survey dated February 1992, by Frank V. Neeley, Surveyor, Tenn. Reg. No. 1493, and revised the 24th day of May 1993 by Kenneth W. Morton, Surveyor, Tenn. Reg. No. 623.

BEING part of the same property conveyed to Hugh F. Vance by deed from Robert W. Hoffman and wife, Donna F. Hoffman, of record in Book 4889, Page 774 and the same property conveyed to Hugh F. Vance and wife, Mary Ruth Vance by deed from Hugh F. Vance (to create a tenancy by the entirety) of record in Book 8957, Page 972 R.O.D.C. Tennessee. Mary Ruth Vance and Mary R. Vance being one and the same person.

The above description is the same as in the previous deed of record.

This is unimproved property known as Lakeview Drive, Nashville, TN.

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; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. 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.

Witness our hands this 16TH day of June, 1993.

Hugh F. Vance
Hugh F. Vance

Mary Ruth Vance
Mary Ruth Vance

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 **Hugh F. Vance and wife Mary Ruth Vance**, 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 16TH day of June, 1993.

Notary Public: Harold E Collins

My commission expires: 1-23-94

8978 06/18 0101 03CHECK 157.00

[This instrument prepared by:
[H.E. Collins, Attorney
[4800 Charlotte Ave.
[Nashville, TN 37209
[
[
[(Upon information provided by
[Grantor(s) and Grantees(s).)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value whichever is greater, for this transfer is $40,000.00

Affiant

Subscribed and sworn to before me this 17 day of June, 1993.

Notary Public

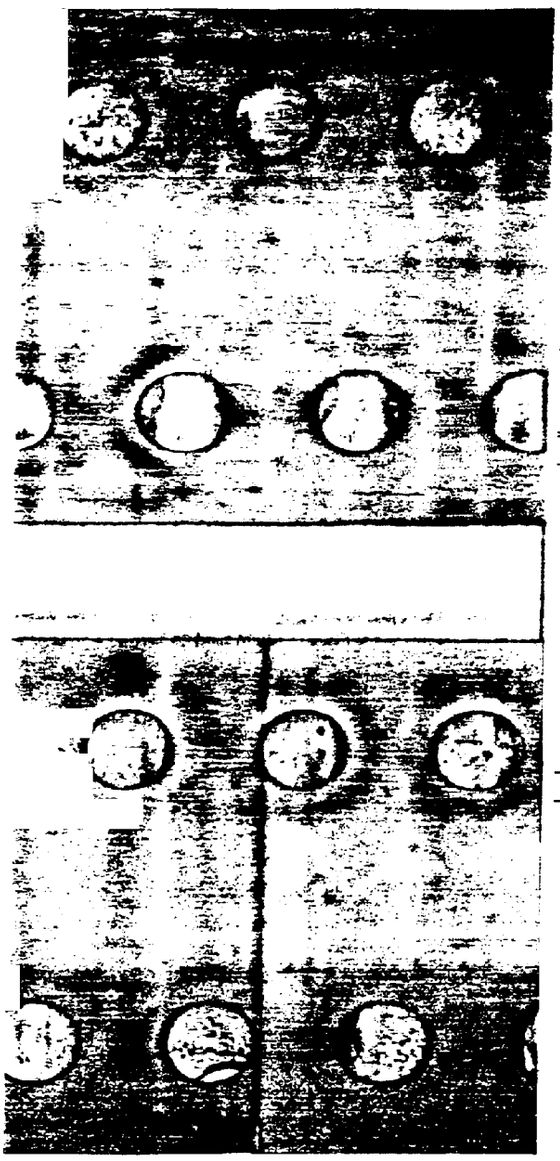
My Commission Expires: 1-23-94

(Affix Seal)

31604
IDENTIF. ↑ REFERENCE

93 JUN 18 AM 9:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8985 PAGE 720

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 40000.00
CON TX 148.00
PRFEE 1.00
WDEED 8.00
TOTAL 157.00
CHECK 157.00

06/18/93 01 09:18 0001 8978

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31604
IDENTIF. ← REFERENCE

93 JUN 18 AM 9:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 664234