THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

LEO RIDGWAY
2208 Lebanon Rd.
Nashville, TN. 37214

SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:

MAP 94, PARCEL 85

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,500.00.

Anita D. Richards
AFFIANT

Subscribed and sworn to me, this the ~~8TH~~ 9th day of JULY, 1993.

Denise C. Ellis
Notary Public
My commission expires: 5-26-96

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

93 JUL 14 AM 10:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, WILLIAM BOYD ADAMS ET UX, DOROTHY ANN ADAMS, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said LEO RIDGWAY, hereinafter referred to as GRANTEE, HIS successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1619 LEBANON PIKE CIRCLE, NASHVILLE, TN.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HIS successors, heirs and assigns forever, WE covenant

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

that WE ARE lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEE, HIS successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 8TH day of JULY, 1993.

William Boyd Adams
WILLIAM BOYD ADAMS

Dorothy Ann Adams
DOROTHY ANN ADAMS

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM BOYD ADAMS, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 8TH day of JULY, 1993.

Denise C. Allis
notary public

DENISE C. ALLIS NOTARY PUBLIC STATE OF TENNESSEE

My commission expires: 5-11-96

EXHIBIT 'A'

Tract No. 1: Land in the 3rd, formerly the 15th, Civil District of Davidson County, Tennessee, described as follows:

Beginning in the center of the Lebanon Pike at a locust post, 100 feet west of the westerly line of the William Criswell land; thence with the center of said Pike, westwardly 110 feet to a fence; thence southwardly 200 feet, more or less, to a locust post; thence eastwardly 150-1/2 feet to a locust post; thence northwardly 200 feet, more or less, to the beginning.

Tract No. 2: Beginning in the center of the Lebanon Pike at the northeast corner of the property conveyed to William S. Faulkner, Jr., and wife, Callie Mae Faulkner by deed from Beulah W. Faulkner, et al, of record in Book 1174, page 397, Register's Office for said County; thence with the center of said Pike, south 63-1/2 deg. east 100 feet to the westerly line of the William Criswell tract; thence with said line, South 1/2 deg. West 200 feet; thence westerly 100 feet more or less to the southeast corner of said William S. Faulkner, Jr., and wife's property; thence with the easterly line of said property northwestwardly 200 foot to the beginning.

Being the same property conveyed to William Boyd Adams et ux, Dorothy Ann Adams, by Installment Deed from Guy McFarland et ux, Mable McFarland, of record in Book 5294, page 103, Register's Office for Davidson County, Tennessee.

PARTIALLY INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is the following tract of land which was conveyed to Raymond M. Alpert, Jr., by Warranty Deed from William B. Adams and wife, Dorothy Ann Adams, of record in Book 7942, page 165, AND re-recorded in Book 7942, page 165, said Register's Office.

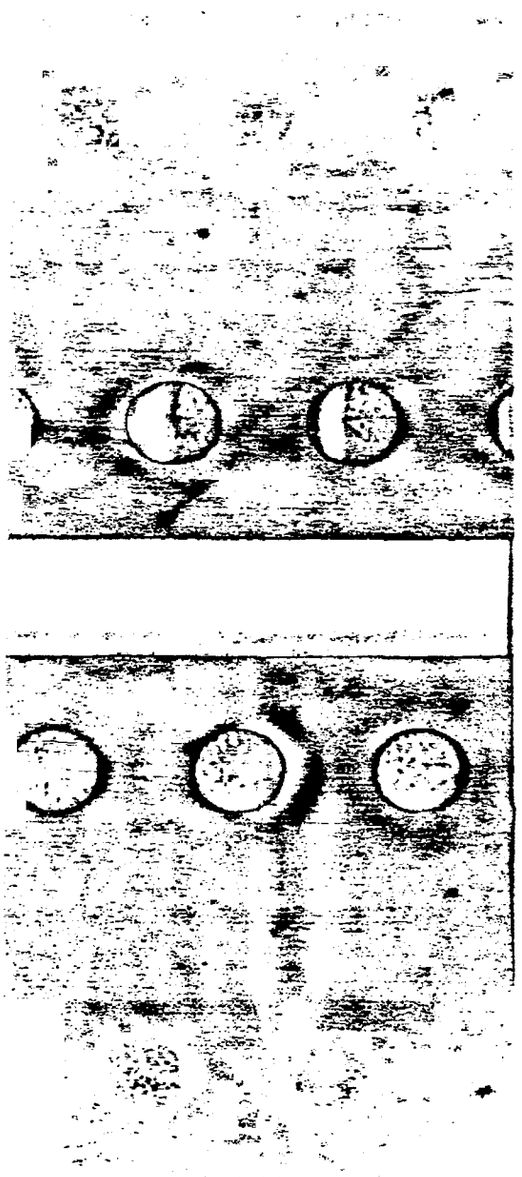
Being a parcel of land situated in Nashville, Davidson County, Tennessee, said parcel being more particularly described by metes and bounds, according to a survey of Dale & Associates, dated August 14, 1989, as follows:

Beginning at an iron rod situated in the southerly margin of Old Lebanon Pike, said point being 191.56 feet, more or less, East of the northwest corner of the William Boyd Adams, property, of record in Book 5294, page 103, Register's Office for Davidson County, Tennessee; thence, S. 63 deg. 00' 00" E., a distance of 320.03 feet to an iron rod; thence, S. 01 deg. 45' 47" W., a distance of 816.82 feet to an iron rod; thence, N. 83 deg. 24' 39" W., a distance of 276.46 feet to an iron rod; thence, N. 01 deg. 58' 24" E., a distance of 742.35 feet to an iron rod; thence, N. 72 deg. 50' 00" W., a distance of 49.74 feet to an iron rod; thence, 11 deg. 54' 23" E., a distance of 177.23 feet to the point of beginning and containing 5.603 acres of land.

Being the same property conveyed to Boyd Adams, by deed of record in Book 4698, page 117, and in Book 4413, page 191 Register's Office for Davidson County, Tennessee, and part of the same property conveyed to William Boyd Adams and wife, Dorothy Ann Adams, by Deed of record in Book 5294, page 103, said Register's Office.

EXHIBIT 'B'

1. Real property taxes for 1993 and all future years.
2. Unrecorded easements for roads and utilities, if any.
3. Easements of record in Book 437, page 54, Book 2704, pages 353, 345 and 347, said Register's Office.



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

RECEIVED OF _____

FOR _____

BOOK 9013 PAGE 668

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 21500.00
CON TX 79.55
PRFEE 1.00
WDEED 12.00
TOTAL 92.55
CHECK 92.55

07/14/93 01 10:12 0001 3550

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40743
IDENTIF. ↑ REFERENCE

93 JUL 14 AM 10:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 673966