KPS

BOOK 9196 PAGE 437

0248130.01 12/10/93 gh
THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (JCG)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers:
John A. Morris, Jr. 870 Tyne Boulevard Nashville, Tennessee	Same	Map 146-2 Parcel 7

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, SIRROM, LTD., a Tennessee limited partnership, ("Grantor") has bargained and sold, and by these presents does transfer and convey unto JOHN A. MORRIS, JR. ("Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 7th, formerly 11th Civil District of Davidson County, Tennessee, being Lot No. 1 of Block "A" on the map of Bridle Path Estates, a part of the Overton Lea Estate, as of record in Book 974, page 76, of the Register's Office for said county, described as follows:

Beginning at a concrete monument set in the northwest corner of Tyne Boulevard and Kirkman Lane, being the southeast corner of said Lot No. 1; thence with the westerly margin of Kirkman Lane North 6 deg. 12' East 629.5 feet to a point where Kirkman Lane turns west; thence with the south line of Kirkman Lane North 71 deg. 55' West 522.3 feet to a point, the center line of a 12 foot easement for a bridle path; thence with the center line of said easement and with the dividing line between lot Nos. 1 and 2 of Block "A" of said subdivision South 12 deg. 58' West 801.9 feet to a point in the northerly margin of Tyne Boulevard, the common corner of Lot Nos. 1 and 2; thence with the northerly margin of Tyne Boulevard easterly 17.3 feet to a point; thence North 89 deg. 36' East 100.1 feet; thence easterly 250.9 feet, thence South 88 deg. 47' East 240.7 feet to the point of beginning.

Being the same property conveyed to Sirrom, Ltd. by deed of record in Book 7082, page 830, Register's Office for Davidson County, Tennessee.

This is improved property known as 870 Tyne Boulevard, Nashville, Tennessee 37220.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever. Grantor covenants that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claims of all persons whosoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 22d day of December, 1993.

SIRROM, LTD.

All Scarlet, Inc.
Its General Partner

By: John A Morris

Title: President

STATE OF TENNESSEE)

7487 12/22 0101 03CHECK 1489.00

COUNTY OF DAVIDSON)

Personally appeared before me, [illegible], a Notary Public, John A. Morris, Jr., with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is an officer of All Scarlet, Inc., the general partner of SIRROM, LTD., a Tennessee limited partnership, and is authorized by the limited partnership to execute this instrument on behalf of the limited partnership.

WITNESS my hand, at office, this 22d day of December, 1993.

[illegible]
Notary Public

My Commission Expires:

3/25/95

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $400,000.00.

John A Morris
John A. Morris, Jr.

Subscribed and sworn to before me this 22nd day of December, 1993.

[illegible]
Notary Public

My Commission Expires:

3/25/95

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

RECEIVED OF _____

FOR _____

BOOK 9196 PAGE 439

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 400000.00
CON TX 1480.00
PRFEE 1.00
WDEED 8.00
TOTAL 1489.00
CHECK 1489.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID 94:03:0001 7487

99927
IDENTIFICATION REFERENCE

93 DEC 22 PM 2:44
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 737448