274

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 148,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF January 19 94

Notary Public

MY COMMISSION EXPIRES July 27, 1996
(AFFIX SEAL)

LINDA S. HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris, Attorney, 761 Old Hickory Blvd. Suite 305, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Hartline Jr. (NAME)	First Tennessee Bank National (NAME)	131-15
4708 Benton Smith Road (ADDRESS)	165 Madison Avenue, Suite 700 (ADDRESS)	57
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	16DA 31015

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Amy C. Lunn and Gretchen M. Pennell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James H. Hartline Jr. and wife, Angelia G. Hartline

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Harpeth Acres, Section 7, as of record in Book 2331, page 154, Register's Office for said County, said property being more specifically described as follows:

Beginning at a point in the southeasterly margin of Benton Smith Road, said point being the comon front corner of Lots Nos. 19 and 20 on said plan; thence in a southeasterly direction with the line between said Lots Nos. 19 and 20, 267.5 feet to a point, the common rear corner of said Lots Nos. 19 and 20; thence South 2 deg. 31' West 132.0 feet to a point; thence South 74 deg. 17' West 110.0 feet to a point, the common rear corner of Lots Nos. 20 and 21 on said plan; thence in a northwesterly direction along the line between said Lots Nos. 20 and 21, 314.8 feet to a point in the southeasterly margin of Benton Smith Road, the common front corner of said Lots Nos. 20 and 21; thence in a northeasterly direction along the southeasterly margin of Benton Smith Road, with the curve thereof, 112.0 feet to the point of beginning.

Being the same property conveyed to Amy C. Lunn, a 1/2 undivided interest and Gretchen M. Pennell, a 1/2 undivided interest, as tenants in common by executors deed from First American Trust Company, N.A. Executor of the Estate of Edna Pauline Williams Dillow, Deceased in Book 8894, page 511 and by quitclaim deed from Lisa L. Farbman of record in Book 9144, page 174, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 2633, page 487, said Register's Office.

This conveyance is subject to any and all existing easements of record.

unimproved ( )
This is improved (X) property, known as 4708 Benton Smith Road, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 hand s this 20th day of January 19 94

Amy C. Lunn

Gretchen M. Pennell

BOOK 9226 PAGE 733

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 Amy C. Lunn and Gretchen M. Pennell

the bargainor s, 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 Brentwood, Tennessee, this 20th day of January 1994.

Commission expires July 27, 1996

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

Notary Public

BOOK 9226 PAGE 734

WARRANTY DEED

FROM

Amy C. Lunn and Gretchen M. Pennell

TO

James H. Hartline Jr. and wife, Angelia G. Hartline

RETURN TO:

Linda S. Harris, Attorney
761 Old Hickory Blvd. Suite 305
Brentwood, TN 37027

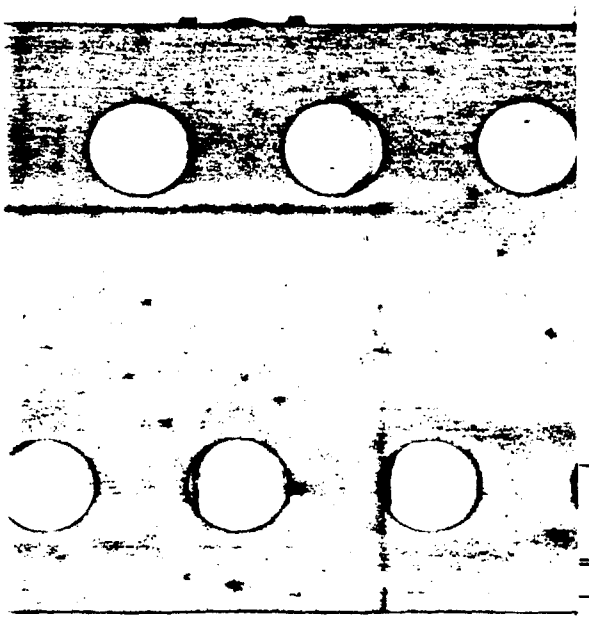
09841

IDENTIF. & REFERENCE

94 JAN 24 AM 8:17

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

2046 01/24 0101 03CHECK 564.30



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

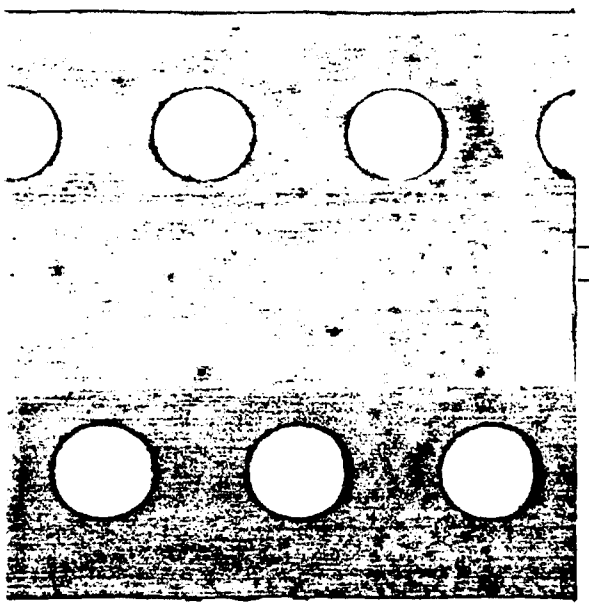
RECEIVED OF _____

FOR _____

BOOK 9226 PAGE 735

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 149000.00
CON TX 551.30
PRFEE 1.00
WDEED 12.00
TOTAL 564.30
CHECK 564.30

RECEIPT IS NOT VALID UNLESS CHECK IS PAID BY BANK 0001 2046

09841
IDENTIF. ↑ REFERENCE

94 JAN 24 AM 8:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 748002