Box 15
JR

BOOK 9263 PAGE 808

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694

LIMITED WARRANTY DEED

Address New Owner(s) as follows: JAMES BRYAN LEWIS, 5318 Old Hickory Boulevard, Nashville TN 37218

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Map and Parcel No. 57-0/26 and 57-0/25, Field Book Nos. 13D-50560 and 13D-50575.

For and in consideration of the sum of SEVENTY FIVE THOUSAND ($75,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, EVA ARLENE CASH, Conservator of the Estate of NELLIE M. HALE, Non Compos Mentis, hereinafter referred to as Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto JAMES BRYAN LEWIS, his heirs and assigns, hereinafter referred to as Grantee, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is improved property, known as 5318 Old Hickory Boulevard, Nashville TN 37218.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, JAMES BRYAN LEWIS, his heirs and assigns, forever; and Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as shown herein. I do further covenant and bind myself/my heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever, **but this Warranty Deed is limited to the time in which said real estate was lawfully seized and possessed by EVA ARLENE CASH, Conservator of the Estate of NELLIE M. HALE, Non Compos Mentis, and does not extend to any previous time thereto.**

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 28th day of February 1994.

Eva Arlene Cash
EVA ARLENE CASH, Conservator of
the Estate of NELLIE M. HALE,
Non Compos Mentis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **EVA ARLENE CASH, Conservator of the Estate of NELLIE M. HALE, Non Compos Mentis,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the within instrument as Conservator of the Estate of NELLIE M. HALE, Non Compos Mentis, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of February 1994.

Lynn Williams Notary Public

My commission expires 22 March 1997

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $75,000.00.

James Bryan Lewis Affiant

Subscribed and sworn to before me
this 28 day of February 1994.

Lynn Williams Notary Public

My commission expires 22 March 1997

NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481

22621
IDENTIFICATION

94 MAR -1 PM 4:03
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

Rl. Est. II.Hale.WD

EXHIBIT A

Land in the Thirteenth Civil District of Davidson County, Tennessee, and being more particularly described according to a survey of Ray G. Cole, Tennessee Registered Land Surveyor No. 924, Cole Land Surveying, 326 West Drive, P. O. Box 170, White House, Tennessee, dated 03 February 1994, as follows, to wit:

BEGINNING at an iron pin in the northeasterly margin of Old Hickory Boulevard, common corner Ronald E. Martin, common corner with that tract of land conveyed to Ronald E. Martin by instrument of record in Book 8694, page 223, Register's Office for Davidson County, Tennessee;

Thence, leaving the northeasterly margin of Old Hickory Boulevard, South 59 degrees, 41 minutes 41 seconds East 179.40 feet to an iron pin in the middle of a creek; thence, along the middle of the creek, North 50 degrees 14 minutes 38 seconds East 107.39 feet to a point; thence, leaving said Creek, South 87 degrees 55 minutes 04 seconds East 702.00 feet to an iron pin;

Thence, South 07 degrees 43 minutes 21 seconds West, 583.88 feet to an iron pin; thence, South 26 degrees 03 minutes 35 seconds West, 349.93 feet to an iron pin; thence South 66 degrees 03 minutes 53 seconds West, 638.70 feet to an iron pin; thence, South 89 degrees 41 minutes 22 seconds West 153.97 feet to an iron pin; thence, North 75 degrees 24 minutes 07 seconds West, 586.35 feet to an iron pin in the easterly margin of Old Hickory Boulevard; thence, along the easterly margin of Old Hickory Boulevard, North 25 degrees 43 minutes 00 seconds East, 93.70 feet to a point, North 28 degrees 19 minutes 12 seconds East 152.56 feet to a point, North 29 degrees 41 minutes 13 seconds East, 157.46 feet to a point, North 30 degrees 18 minutes 19 seconds East, 807.27 feet to the point of beginning, and containing 28.73 acres, more or less.

Being the same property conveyed to Henry G. Hale and wife, Nellie Mai Hale, by deed from Leslie T. Strong and wife, Shirley L. Strong, as shown of record in Book 4128, page 616, Register's Office for Davidson County, Tennessee, and to Henry G. Hale and wife, Nellie Mai Hale, by deed from William Morgan Hale as shown of record in Book 5642, page 761, Register's Office for Davidson County, Tennessee.

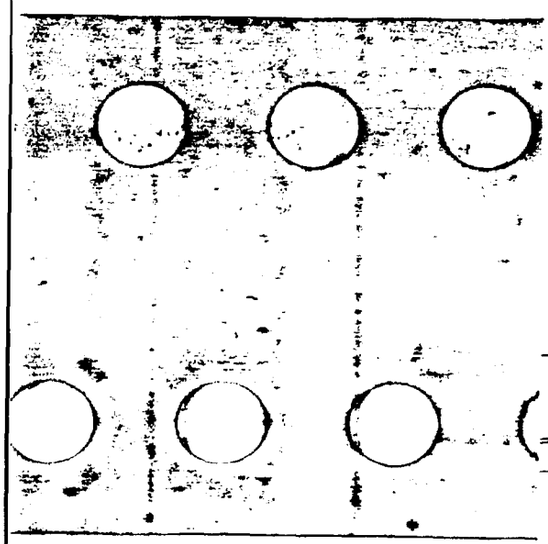
Henry G. Hale and Henry Grady Hale are one and the same person. Henry Grady Hale died in Davidson County, Tennessee, on 01 March 1992. (Probate Court for Davidson County, Tennessee, Rule No. 99065.)

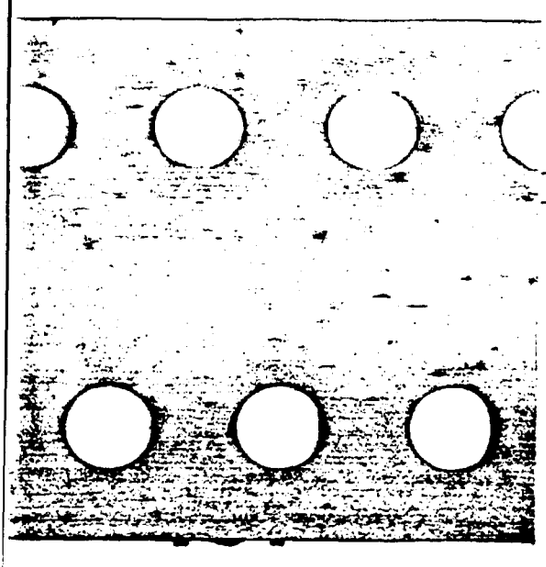
Nellie M. Hale and Nellie Mai Hale are one and the same person.

The above described real property is being conveyed by Eva Arlene Cash, Conservator of the Estate of Nellie M. Hale, by Order of Sale as shown of record in Minute Book 380, page 90, in the matter of the Estate of Nellie M. Hale, Non Compos Mentis, Eva Arlene Cash, Conservator of the Estate of Nellie M. Hale, v. Nellie M. Hale, Non Compos Mentis, et al, Probate Court for Davidson County, Tennessee, Rule No. 99638.

Reynolds.dir.HALE.EXA

5223 03/02 0101 03CHECK 290.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9263 PAGE 811

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	75000.00
			CON TX	277.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	290.50
			CHECK	290.50
03/01/94	01	16:04	0001	6223

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22624

IDENTIFICATION REFERENCE

94 MAR -1 PM 4:03

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 761664