BOOK 9296 PG 838

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Judy L Choate
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March 19 94

Notary Public

MY COMMISSION EXPIRES: January 24, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 2323 21st Avenue South, Ste. 200, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael M. Rowan (NAME)	FIRST TENNESSEE BANK (NAME)	MAP 147-6
4821 Overcrest Drive (ADDRESS)	P.O. BOX 351 (ADDRESS)	PARCEL 75
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	MEMPHIS, TENNESSEE 38101 (CITY) (STATE) (ZIP)	

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, Richard Lee Choate and wife, Mary Catherine Choate

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael M. Rowan and Judy L. Choate

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:

Being Lot No. 39 on the Revised Plan of Caldwell Hall, Section I, of record in Book 2900, Pages 57, 58, and 59, Register's Office for said County, as follows:

BEGINNING at a point in the northerly margin of Blackman Road, the same being the common corner of Lots Nos. 39 and 40; thence with the line between lots 39 and 40, northwardly 137.9 feet to a monument; thence with the line between lots 38 and 39, eastwardly 126.5 feet to a point in the westerly margin of Overcrest Drive; thence with the westerly margin of Overcrest Drive, southerly 137 feet to a point; thence to the right around a curve, 36.92 feet to a concrete monument in the northerly margin of Blackman Road; thence with the northerly margin of Blackman Road, westwardly 85 feet to the point of beginning.

Being the same property conveyed to Richard L. Choate and wife, Mary Catherine Choate by deed from Carl Batson and wife, Bettye Batson of record in Book 3970, Page 554, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 1788, Page 108; Book 2929, Page 117; and Book 2997, Page 93, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

unimproved ( )
This is improved (X) property, known as 4821 Overcrest Drive, Nashville, Tennessee 37211
(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 30th day of March, 19 94

Richard Lee Choate

Mary Catherine Choate

Richard Lee Choate

Mary Catherine Choate

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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 Richard Lee Choate and wife, Mary Catherine Choate

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 Nashville, Tennessee, this 30th day of March 19 94.

Commission expires January 24, 1998

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

8529 03/31 0101 03CHECK 286.50

PICK-UP

94 MAR 31 PM 3:17

REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

33953

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9296 PG 840

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	75000.00
CON TX	277.50
PRFEE	1.00
WDEED	8.00
TOTAL	286.50
CHECK	286.50

33953
IDENTIFYING REFERENCE

94 MAR 31 PM 3:17

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

03/31/94 01 15:18 0001 8529

No. 773804