BOOK 9371 PAGE 304

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May 19 94

Notary Public

MY COMMISSION EXPIRES 11/22/95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer Title Services,, 212 Third Avenue, North, Nashville, Tennessee 37201 File #32520

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Edward Sherraden	First Tennessee Bank National	MAP 104-16-0
(NAME)	(NAME)	
2120 19th Avenue South	P.O. Box 351	PARCEL 27
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Memphis, Tennessee 38101	24W 02215
(CITY) (STATE) (ZIP)	(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, Valley Forge Physicians, S.C.Pension Trust for P.H.Baer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Edward Sherraden, unmarried

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 the southerly 63 feet of Lot No. 41 on the Map of George W. Blair's Subdivision, as of record in Book 332, page 56, Register's Office for said County, according to a survey made by Hal R. Swann, Jr., dated September 26, 1978.

SAID part of Lot No. 41 fronts 63.0 feet on the easterly margin of 19th Avenue, South and runs back on the northerly line 163.7 feet, more or less, and 164.3 feet on the southerly line to a line in the rear, on which it measures 63.0 feet thereon.

BEING the same property conveyed to Valley Forge Physicians, S. C. Pension Trust for the benefit of P. H. Baer by deed from Dr. Phillip Henry Baer of record in Book 8576, Page 440, Register's Office for Davidson County, TN.

The foregoing is the same legal description as appears in the previous deed of record.

94 JUN -7 PM 12:06
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
58534

unimproved ( )
This is improved (X) property, known as 2120 19th Avenue South, Nashville, TN 37212
(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 my hand this 31st day of May, 19 94

Valley Forge Physicians, S.C.Pension Trust for P.H.Baer

By: Philip H. Baer, Trustee — By James E. Baer attorney in fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the _____ and _____ respectively of the Valley Forge Physicians the within named bargainor, and corporation, and that he 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 Nashville, Tennessee on this the 31st day of May 19 94.

My commission expires _____

_____
Notary Public

3391 06/07 0101 03CHECK 377.15

State of Tennessee
County of Davidson

On this the 31st day of May, 1994, before me personally appeared Jane E. Baer to me known to be the person who executed the foregoing instrument in behalf of Valley Forge Physicians S.C. Pension Trust for P.H. Baer by ~~xxx~~ as Philip H. Baer Attorney in Fact, and acknowledged ~~by Janet Baer,~~ ~~xxxx~~ she executed the same as the free act and deed of the said Valley Forge Physicians, S.C. Pension Trust for P.H. Baer by Philip H. Baer, Trustee, By Janet Baer Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this the 31st day of May, 1994.

_____
Notary Public

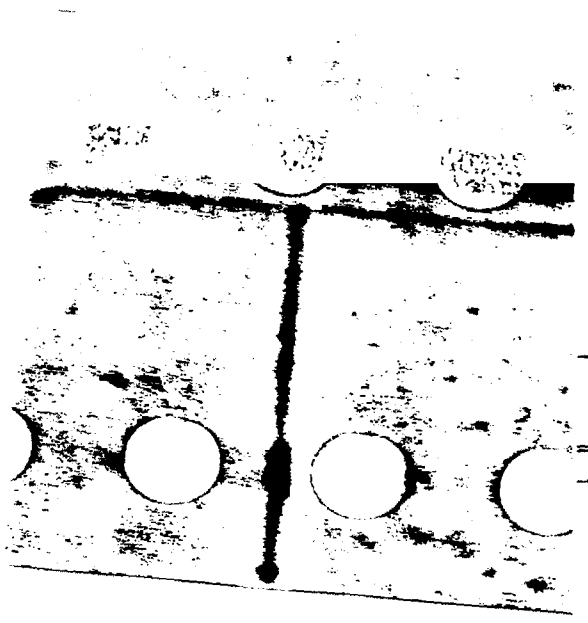
My Commission Expires: 11/10/97

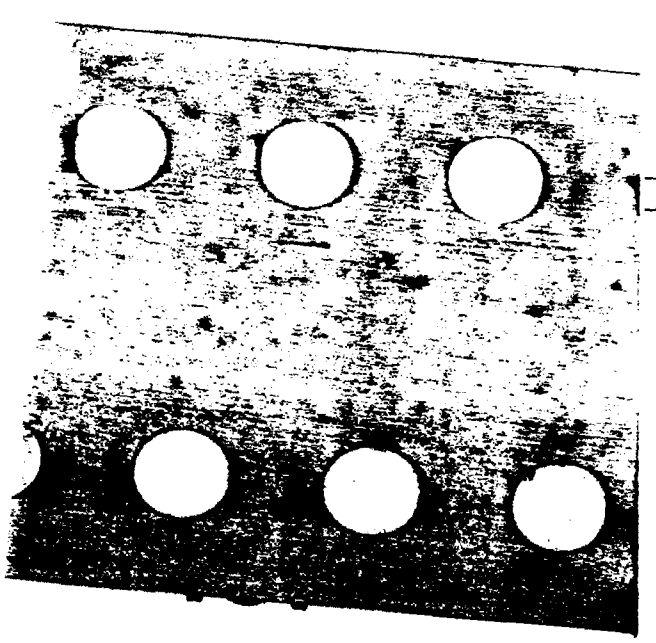
WARRANTY DEED

FROM
Valley Forge Physicians

TO
James Edward Sherraden

RETURN TO:
Saturn & Mazer Title Services,
212 Third Avenue, North
Nashville, Tennessee 37201 File #32520





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9371 PAGE 306

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 99500.00
CON TX 368.15
PRFEE 1.00
WDEED 8.00
TOTAL 377.15
CHECK 377.15

06/07/94 01 12:07 0001 3391

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58534
IDENTIF. & REFERENCE

94 JUN -7 PM 12:06
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No.800159