THIS INSTRUMENT PREPARED BY:
Sherrard & Roe (WLH) B0762
424 Church Street, Suite 2000
Nashville, TN 37219

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel No.:
NationsBank of Tennessee, N.A., Trustee Attn: Tommy Allen One NationsBank Plaza Mail Code TN1-100-07-11 Nashville, TN 37239-1697	Same	130-14-46

FOR AND IN CONSIDERATION of the sum of Four Hundred Thousand Dollars ($400,000.00) Roger T. Briggs, Jr. and wife, Frances C. Briggs, hereinafter referred to as the Grantor, have bargained and sold, and do hereby transfer and convey unto NationsBank of Tennessee, N. A. Successor Trustee under Agreement of Ella Petway Bullard for Bullard Family, hereinafter referred to as the Grantee, and to the said Grantee's, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Being a parcel of land in the City of Belle Meade, Second Civil District, Thirty-Fourth Councilmanic District, Davidson County, Tennessee, located on the westerly side of Chancery Lane, south of Herbert Place, being Lot No. 1, as shown on the plan of Resubdivision of Part of Block 1, Belle Meade Subdivision No. 2, as of record in Book 6900, page 938, R.O.D.C., and being more particularly described as follows:
>
> Beginning at a point in the westerly right-of-way of Chancery Lane, said point being the southeasterly corner of Lot No. 3 as shown on the plan of Chancery South as of record in Book 5200, page 452, R.O.D.C., said point also being the southerly 1,175 feet more or less from the centerline of Herbert Place;
>
> Thence, with said right-of-way line with a curve to the left 352.48 feet to a point in the northerly line of property conveyed to George N. Bullard, et ux by deed of record in Book 939, page 276, R.O.D.C., said curve having a central angle of 22 26' 22", a radius of 900.00 feet, a tangent of 178.53 feet, and a chord of S 02 46' 28" W, 350.23 feet;

Thence, with said northerly line N 85 05' 32" W, 299.86 feet to a point;

Thence, leaving said line with the easterly line of property conveyed to Sovran Bank/Tennessee, Trustee by deed of record in Book 8375, page 2, R.O.D.C., N 04 39' 19" E 349.99 feet to an iron pin;

Thence, with the southerly line of property conveyed to Barry J. Banker, et ux by deed of record in Book 7026, page 957, R.O.D.C., S 85 05' 32" E, 288.37 feet to the point of beginning.

Containing 98,913 square feet or 2.27 acres more or less. (Property description provided by Wendell Talley, Barge, Waggoner, Sumner & Cannon, 162 Third Avenue North, Nashville, TN 37201, TN. Reg. No. 785)

Being the same property conveyed to Roger T. Briggs, Jr. and wife, Frances C. Briggs by deed of record in in Book 8980, page 453, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Lot 1 on the Plan of Final Plat Resubdivision of Part of Block I Belle Meade Subdivision No. 2, located in Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, and to the said Grantee's, heirs and assigns forever. Grantor covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those items set forth on Exhibit "A" attached hereto and incorporated herein by this reference. Grantor further covenants and binds themselves, their successors and representatives, to warrant and forever defend the title to said real estate to the said Grantee and to the said Grantee's heirs and assigns.

WITNESS our hands as of this 23 day of June, 1994.

GRANTOR:

Roger T. Briggs, Jr.

Frances C. Briggs

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Rita McQuerry, a Notary Public in and for the County and State aforesaid, personally appeared Roger T. Briggs, Jr., and wife, Frances C. Briggs, the within named bargainor, 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 seal, at office in Nashville, Tennessee, this 23 day of June, 1994.

Rita McQuerry
Notary Public

My Commission Expires:
7-25-97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $400,000.00.

Thomas A. Allen
Affiant

Subscribed and sworn to before me, this the 23 day of June, 1993.

Rita McQuerry
Notary Public

My Commission Expires:
1-25-96

DEED BRIGGS (2) - 42748
2460 - 1

EXHIBIT "A"

PERMITTED EXCEPTIONS

1. Taxes for 1994 and subsequent years, a lien not yet due and payable;

2. All matters shown on the Final Plat Resubdivision of Part of Block I Belle Meade Subdivision No. 2, of record in Book 6900, page 938, said Register's Office.

3. City of Belle Meade Easement for Sanitary Sewer of record in Book 6148, page 248, RODC.

64177
IDENTIF. & REFERENCE

94 JUN 23 PM 1:44
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

9497 06/23 0101 CHECK 1497.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9386 PAGE 895

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CMMT	400000.00
			CON TX	1480.00
			PRFEE	1.00
			TDEED	16.00
			TOTAL	1497.00
			CHECK	1497.00
06/23/94	01		13:45 0001	9497

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64177
IDENTIF. ← REFERENCE

94 JUN 23 PM 1:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 806206