(Exh 4)

BOOK 9574 PG 780

GENERAL WARRANTY DEED

FROM:	Ellen Buckner Wills, Grantor	This instrument was prepared by: Warren H. Wild, Jr. Farris, Warfield & Kanaday Suite 1900 424 Church Street Nashville, Tennessee 37219
TO:	Ridley Wills II and wife, Irene J. Wills, Grantees	

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Mr. & Mrs. Ridley Wills, II 3200 Del Rio Pike Franklin, TN 37064	Same	130-13-15
		Field Book Numbers
		BM-09555

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Seventy Five Thousand and No/100 Dollars ($275,000.00).

Ridley Wills II
Affiant

SUBSCRIBED AND SWORN TO before me, this the 13th day of January, 1995.

Deborah A. Waldron
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

My Commission Expires: May 28, 1995

FOR AND IN CONSIDERATION OF the sum of Two Hundred Seventy Five Thousand and No/100 Dollars ($275,000.00), the receipt and sufficiency of which are hereby acknowledged, ELLEN BUCKNER WILLS, a widow not remarried ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto RIDLEY WILLS II AND WIFE, IRENE J. WILLS ("Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property located on Canterbury Drive in Nashville, Davidson County, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantees, their heirs, successors and assigns forever.

And Grantor does covenant with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, her heirs, successors and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B to which this conveyance is expressly made subject.

Grantor further assigns, grants and conveys to Grantees all rights, if any, that she may have to water taps and connections as set forth in the Deed of record in Book 1027, page 541, said Register's Office, and under an Agreement contained in a conveyance of water mains and reservation of water taps of record in Book 1255, page 580, said Register's Office.

Witness my hand this 16 day of January, 1995.

Ellen Buckner Wills
Ellen Buckner Wills

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, SUE D. PITTMAN, a Notary Public of said County and State, ELLEN BUCKNER WILLS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 16 day of January, 1995.

Sue D. Pittman
Notary Public

My Commission Expires: MY COMMISSION EXPIRES JULY 27, 1996

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot No. 11 of Block 2 on the Plan of Highlands of Belle Meade No. 1 as of record in Book 547, page 180, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 215½ feet on the easterly side of Canterbury Drive and runs back 235 feet 5 inches on the northerly line and 305½ feet on the southerly line to a dead line and measures 200 feet thereon.

Being the same property conveyed to Jessie E. Wills and wife, Ellen Buckner Wills by deed recorded in Book 1027, page 541, Register's Office of Davidson County, Tennessee, the said Jessie E. Wills having since died.

26697
IDENTIFICATION REFERENCE
95 JAN 19 PM 4:55
DAVIDSON COUNTY TENN.
REGISTER
1034.50

EXHIBIT B

Encumbrances

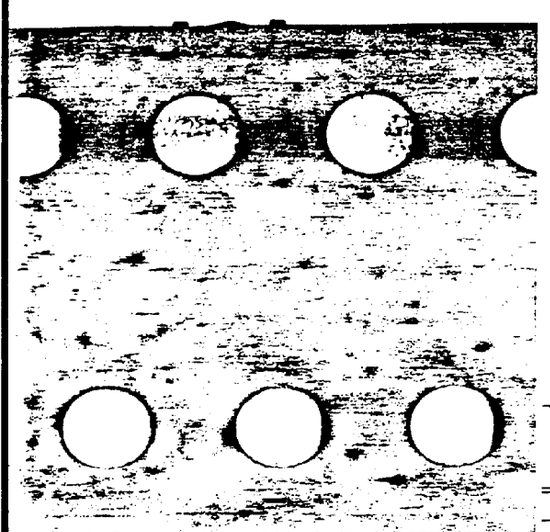
BOOK 9574 PG 783

1. The lien for 1995 taxes for Metropolitan Government of Nashville and Davidson County, Tennessee and the City of Belle Meade which have been assumed and will be paid by Grantees.

2. All matters shown on the Plat of record in Book 547, page 180, said Register's Office.

3. Water tap and connection rights set forth in the instruments of record in Book 1027, page 541, and Book 1255, page 580, said Register's Office.

4. Easement for a street to be laid out called Brookfield Drive as set out in deed of record in Book 723, page 95, said Register's Office.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

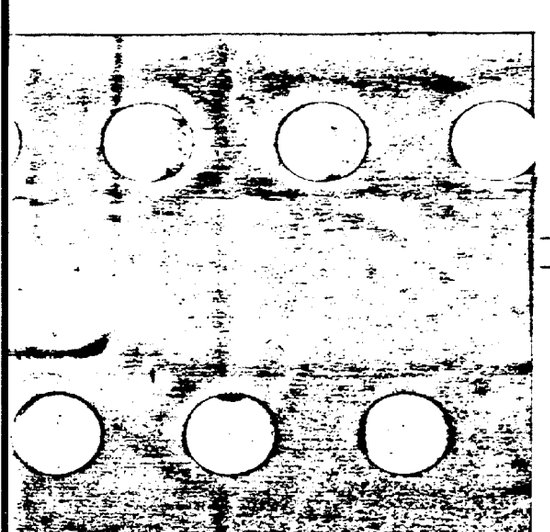
RECEIVED OF _____

FOR _____

BOOK 9574 PG 784

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
275000.00
CON TX 1017.50
PRFEE 1.00
WDEED 16.00
TOTAL 1034.50
CHECK 1034.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/19/95 01 16:05 0001 3601

26697
IDENTIF. # REFERENCE

95 JAN 19 PM 4:05
DAVIDSON COUNTY, TN.

No. 873422