THIS INSTRUMENT PREPARED BY:
Mail→ John J. Archer, Atty., 300 Court Square Bldg., Nashville, TN 37201

The actual consideration given for this transfer or the value of the property transferred, whichever is greater, is $210,000.00.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Robert E. Dolan
Grantee or Grantee's Agent

Sworn to and subscribed before me this 31st day of October, 1995.

JOHN J. ARCHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My commission expires: 11-22-97

Notary Public

ADDRESS NEW OWNER
Robert E. Dolan, et ux
710 Farrell Road
Nashville, TN 37220

SEND TAX BILLS TO
Same

MAP/PARCEL ID
Map 146-7
Par 103

WARRANTY DEED

For good and valuable consideration paid and received, the Grantor, MAE WILLIE MORRIS, a single person, has bargained and sold and by these presents does transfer and convey to the Grantees, ROBERT E. DOLAN and wife, BONNIE H. DOLAN, their heirs and assigns, the following described tract or parcel of land:

Land in Davidson County, Tennessee, being Lot No. 3A on the plan of Farrell Heights, a re-subdivision of lots, as of record in Book 6050, page 273; said Lot No. 3A being described according to a survey by John Kohl and Company, Philip B. Taylor, Registered Land Surveyor (Lic. No. 1459), dated June 13, 1995, as follows:

Beginning at a concrete monument in the northwest margin of Farrell Road, same marking the southeast corner of Lot No. 2A on said plan; thence with the line between Lots Nos. 2A and 3A, N 31° 38' 44" W a distance of 502.02 feet to an iron pin; thence eastwardly, with a curve to the left having radius of 653.45' and a chord bearing of N 84° 25' 18" E, a distance of 116.15 feet to a concrete monument; thence continuing eastwardly, with a curve to the right having radius of 515.00' and a chord bearing of N 85° 43' 37" E, a distance of 159.90 feet to a concrete monument; thence S 1° 41' 00" E a distance of 226.76 feet to a concrete monument; thence S 59° 29' 02" E a distance of 144.19 feet to an iron pin in the northwest margin of Farrell Road; thence with the margin of said Road, S 19° 43' 48" W a distance of 22.16 feet to a concrete monument; thence with said Road margin and a curve to the right having radius of 266.20' and a chord bearing of S 42° 58' 17" W, a distance of 148.70 feet to an 18" hackberry tree; and continuing with said Road margin, S 56° 48' 33" W a distance of 40.89 feet to the point of beginning.

TOGETHER WITH an exclusive easement for ingress, egress, and driveway purposes over and across a part of the adjoining Lot No. 2A on said plan, the land impressed with the easement being described as follows:

Beginning at a concrete monument in the northwest margin of Farrell Road, at the common front corner of Lots Nos. 2A and 3A on said plan; thence with the line between Lots Nos. 2A and 3A, N 31° 38' 44" W a distance of 22 feet, more or less, to a point; thence with the west margin of the existing asphalt driveway, southwardly a distance of 24 feet, more or less, to a point in the northwest margin of Farrell Road; thence northeastwardly with said Road margin a distance of 14.7 feet, more or less, to the point of beginning.

AND TOGETHER WITH an exclusive easement for driveway and parking purposes over and across another part of the adjoining Lot No. 2A on said plan, the land impressed with the easement being described as follows:

Beginning at a point in the boundary line between Lots Nos. 2A and 3A on said plan, said point being N 31° 38' 44" W a distance of 267.9 feet, more or less, from a concrete monument in the northwest margin of Farrell Road at the common front

corner of said Lots; thence with the southerly and westerly margins of an existing asphalt drive, westwardly and northwestwardly to the beginning of an existing asphalt turn-around area; thence westwardly and then proceeding in a circular direction with an extended curve to the right and with the margin of said turn-around area, to the north margin of said asphalt drive; thence with said margin eastwardly to a point in the boundary line between Lots Nos. 2A and 3A, said point lying S 31° 38' 44" E a distance of 99.3 feet, more or less, from the common rear corner of said Lots; thence with said boundary line between Lots Nos. 2A and 3A, S 31° 38' 44" E a distance of 134.82 feet, more or less, to the point of beginning.

The above described property, including the land underlying the easements, is a part of the property conveyed to Mae Willie Morris by deed from Donald C. Willie and wife, Ima Clifton Willie, of record in Book 4672, page 647, and a part of the property conveyed to Mrs. Mae W. Morris (who is one and the same person as Mae Willie Morris) by deed from Hugh C. Howser, Trustee, of record in Book 5287, page 419.

The Books and pages cited above refer to the records of the Register's Office for Davidson County, Tennessee. A copy of the aforementioned survey by John Kohl and Company dated June 13, 1995, is attached hereto as Exhibit A.

PROPERTY ADDRESS: The property conveyed in fee is improved property known as 710 Farrell Road, Nashville, TN 37220.

Said property is conveyed subject to restrictions, easements and setback lines of record, and to the lien of 1995 ad valorem taxes which have been prorated and assumed by the Grantees. The easements hereby granted and conveyed are appurtenant to and shall run with the title of said Lot No. 3A; and the Grantees, for themselves, their heirs and assigns, covenant and agree to maintain the land within the easement areas in a well-kept and presentable condition.

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 the Grantor does covenant with the Grantees that the Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it, and that the same is unencumbered except as stated above. And the Grantor does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand at Nashville, Tennessee, this 21st day of October, 1995.

0115502

95 OCT 24 PM 3:29
FELIX WILSON II REGISTER
DAVIDSON COUNTY, TN.

Mae Willie Morris
MAE WILLIE MORRIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 21st day of October, 1995, before me personally appeared MAE WILLIE MORRIS, a single person, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed. I certify that I am a Notary Public authorized to act and now acting within and for the State and County above mentioned; and I have signed my name and have imprinted my official seal hereon, the day and year above written.

My commission expires: 11-22-97

John J. Archer
Notary Public

JOHN J. ARCHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

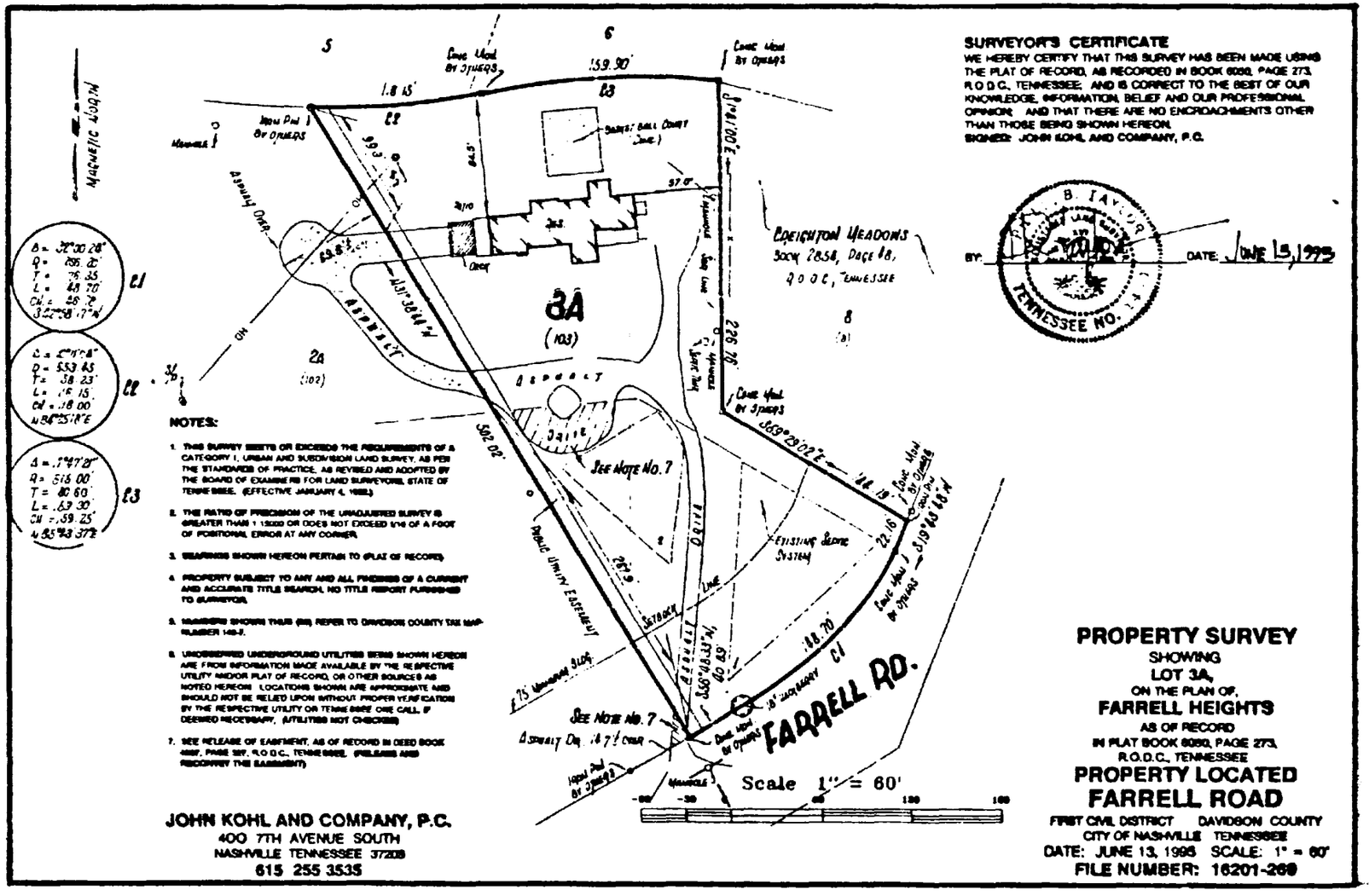
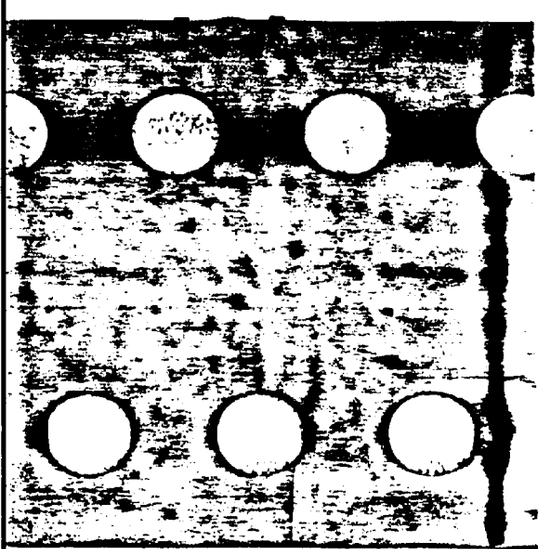
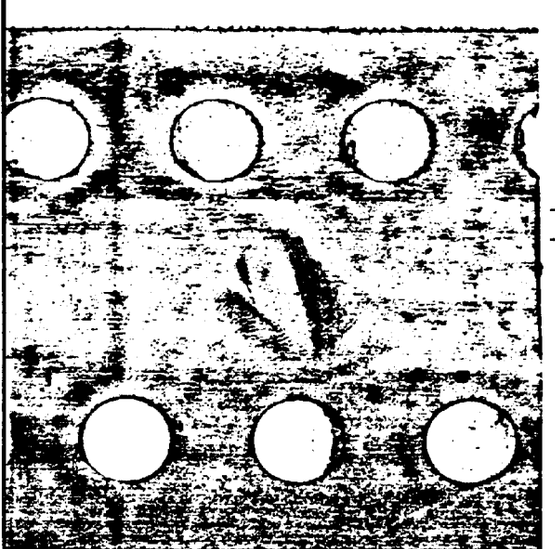


Exhibit A

BOOK 9836 PG 959





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9836 PG 990

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

DAMT	
	210000.00
CON TX	777.00
PRFEE	1.00
MDEED	12.00
TOTAL	790.00
CHECK	790.00

10/24/95 01 15:54 0001 0332

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0115502
IDENTIFICATION REFERENCE

95 OCT 24 PM 3:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 969015