k57/chase.wd
15.00068

41

This instrument prepared by:
THE TAYLOR LAW FIRM
Suite 240, One Centre Square
620 Market Street
Knoxville, TN 37902
(423) 523-3672

BOOK 9934 PG 823

WARRANTY DEED

This INSTRUMENT is made as of this 30th day of January, 1996, by and between MICHAEL D. CHASE and wife, DONNA O. CHASE, both residents of Knox County, Tennessee, (collectively called "Grantor") and CHRIS C. PARDUE and T. WAYNE DAY, as tenants in common, both residents of Davidson County, Tennessee (collectively called "Grantee").

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey, unto said Grantee that certain real property and premises described in Exhibit A attached hereto and incorporated herein by reference, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein, to have and to hold said premises to said Grantee, and Grantee's successors and assigns forever.

Grantor, for Grantor and Grantor's successors and assigns, does hereby covenant with Grantee, and Grantee's successors and assigns, that Grantor is lawfully seized in fee simple of the premises conveyed hereby, and has full power, authority and right to convey the same, and that the said premises are free from all encumbrances except (1) current real property taxes, (2) zoning regulations and requirements, and (3) covenants, restrictions and easements of record, and that Grantor will forever warrant and defend said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the date first above written.

MICHAEL D. CHASE

DONNA O. CHASE

96 FEB -1 AM 11:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

0146186
IDENTIF. & REFERENCE

k57/chase.wd
15.00068

BOOK 9934 PG 824

STATE OF TENNESSEE)
)
COUNTY OF KNOX)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared MICHAEL D. CHASE and DONNA O. CHASE to me known, or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument, acknowledged that they executed the same as their free act and deed.

Witness my hand and seal, this 31st day of January, 1996.

1-29-97
My Commission Expires

Notary Public

I hereby swear or affirm that the actual consideration or true value of the property transferred hereby, whichever is greater, is $1,400,000.00.

Affiant

Subscribed and sworn to before me this 31st day of January, 1996.

3-22-97
My Commission Expires

Notary Public

Responsible Taxpayer: Dr. Chris C. Pardue
c/o Belle Meade Dermatology, P.C.
4515 Harding Road, Suite 210
Nashville, Tennessee 37205

Address of Property: 24 White Bridge Road
Nashville, Tennessee

CLT Identification Number: 103-14-117

THIS PROPERTY IS NOT SUBJECT TO A MORTGAGE.

PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED ON EXHIBIT "A" HERETO. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER.

EXHIBIT A

WARRANTY DEED FROM MICHAEL D. CHASE, ET UX.

A parcel of land in the 1st (formerly the 8th) Civil District of Davidson County, Tennessee, being Lot No. 1, on the Plan of Lions Head Village West, Section Two, as of record in Book 5190, page 445, Register's Office for said County, described as follows:

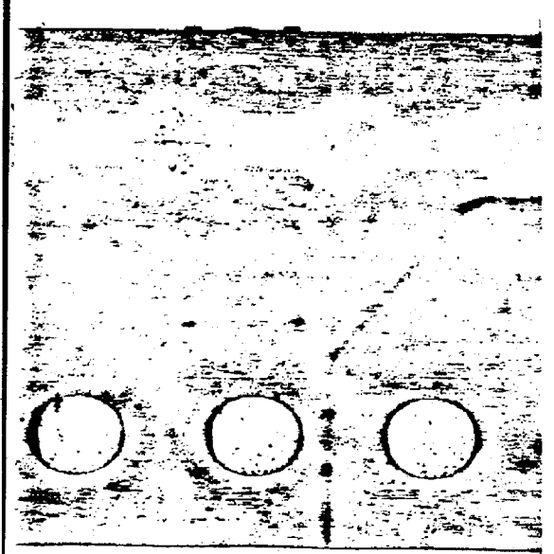
Beginning at a monument in the northeasterly margin of White Bridge Pike, said monument placed at the southwesterly corner of Lions Head Village of record in Book 5210, page 200, Register's Office for Davidson County, Tennessee, and also being located 595 feet more or less west of the intersection of White Bridge Pike and Post Place; thence with the said margin of said Pike; North 54 deg. oo' West 241.00 feet to a brass cap in the easterly margin of a joint access easement; thence with said access easement North 36 deg. 00' East 48.59 feet to an iron pin, the beginning of a curve to the left, having a radius of 105.47 feet, a central angle of 33 deg. 10", a tangent of 31.41 feet, a distance of 61.06 feet to an iron pin; thence continuing with said margin of said access easement and a curve to the right having a radius of 25.00 feet, a central angle of 83 deg. 25" a tangent of 22.28 feet, a distance of 36.40 feet to an iron pin; thence continuing with said joint access easement, North 86 deg. 14" east 83.72 feet to an iron pin, the beginning of a curve to the right having a radius of 349.10 feet, a central angle of 15 deg. 20" a tangent of 47.00 feet, a distance of 93.44 feet to an iron pin in the westerly line of Lions Head Village of record in Book 52.10, page 200, Register's Office for Davidson County, Tennessee; thence with the said westerly line of Lions Head Village, South 11 deg. 35" West 266.00 feet to the point of beginning, and containing 0.932 acres, more or less.

Together with a NonExclusive Joint Access easement lying to the north and west of the property herein described, and as shown on the Plan of Lions Head Village West, Section Two, of record in Book 5190, page 445, Register's Office for Davidson County, Tennessee, together with a Cross Parking Agreement by and between ADH and Dayton Hudson Corporation of record in Book 5663, page 325, said Register's Office.

Being part of the same property conveyed to Michael D. Chase by Deed from George Sampson, Trustee, pursuant to Declaration of Trust dated as of December 28, 1985, of record in Book 6807, Page 183, in the Office of the Register of Deeds for Davidson County, Tennessee.

3520 02/01 0101 03CHECK 5193.00

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



RECEIVED OF _____

FOR _____

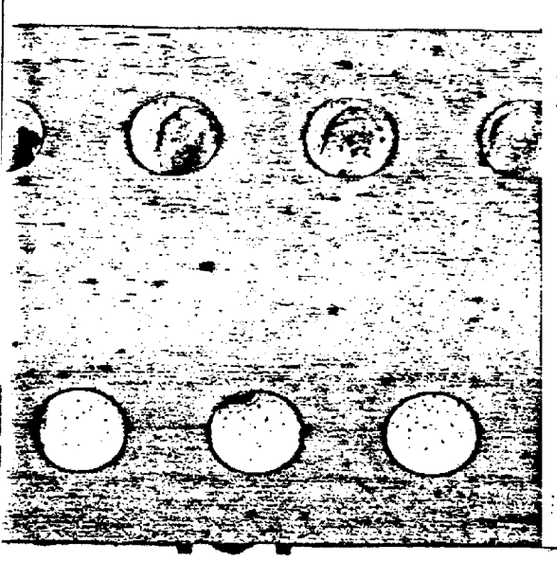
BOOK 9934 PG 826

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 1400000.00
CON TX 5180.00
PRFEE 1.00
WDEED 12.00
TOTAL 5193.00
CHECK 5193.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 3520



0146186
IDENTIF. ↑ REFERENCE

96 FEB -1 AM 11:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1001762