BOOK 9979 PG 643

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
My Commission Expires March 27, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 540,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF March 19 96

Notary Public

MY COMMISSION EXPIRES: 3-27-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
D'Affari Properties (NAME)	First American National Bank (NAME)	104-8-240
1214 & 1216 16th Ave. So. (ADDRESS)	First American Center (ADDRESS)	22W-16535
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (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, Bruce Noel Stevens, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO D'Affari Properties

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:

TRACT ONE:

Land in Davidson County, Tennessee, being part of Lot No. 29 in O.B. Hayes Plan of Large Lots, called Rokeby, as of record in Book 21, page 87, Register's Office for said County, described as follows:

BEGINNING on the easterly margin of 16th Avenue South, formerly Belmont Avenue, as widened, the southwest corner of the property conveyed to S.M. Allen, Jr. and wife, by deed from William Beverly Lottle and wife, of record in Book 888, page 731, said Register's Office, thence with the easterly margin of 16th Avenue South, southwardly 65 feet 2 inches, more or less, to the northwest corner of the property conveyed to E. T. Lowe and wife, by deed from W. W. Darden and wife, of record in Book 541, page 349, said Register's Office, thence with Lowe's northerly line, eastwardly 146-1/2 feet, more or less, at the westerly margin of an alley; thence with said alley, northwardly 65 feet 2 inches, more or less, to the southeast corner of said Allen property; thence with Allen's southerly line westwardly 146-1\2 feet, more or less, to the beginning.

TRACT TWO:

Being the south 50 feet of the north 100 feet of the west part of Lot No. 29 on the Map of O.B. Hayes Plan of Lots, called Rokeby, as of record in Book 21, page 87, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 29 fronts 50 feet on the easterly side of 16th Avenue South, formerly Belmont Avenue, as widened, and runs back between

CONTINUED

unimproved ( )
This is improved (X) property, known as 1214 & 1216 16th Ave. So., 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 13th day of March 19 96

Bruce Noel Stevens

Bruce Noel Stevens

BOOK 9979 PG 644

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bruce Noel Stevens, unmarried

the bargainor _____ with whom I am personally acquainted (proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 31st day of March 19 98.

Commission expires 3-27-99

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires March 27, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Bruce Noel Stevens

TO

D'Affari Properties

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

LEGAL DESCRIPTION CONTINUATION

parallel lines 146-1/2 feet, more or less, to an alley.

Being the same property conveyed to Bruce Noel Stevens, by deed from Edward T. Rabbit and James E. Malloy, of record in Book 7194, Page 503, Register's Office for Davidson County, TN.

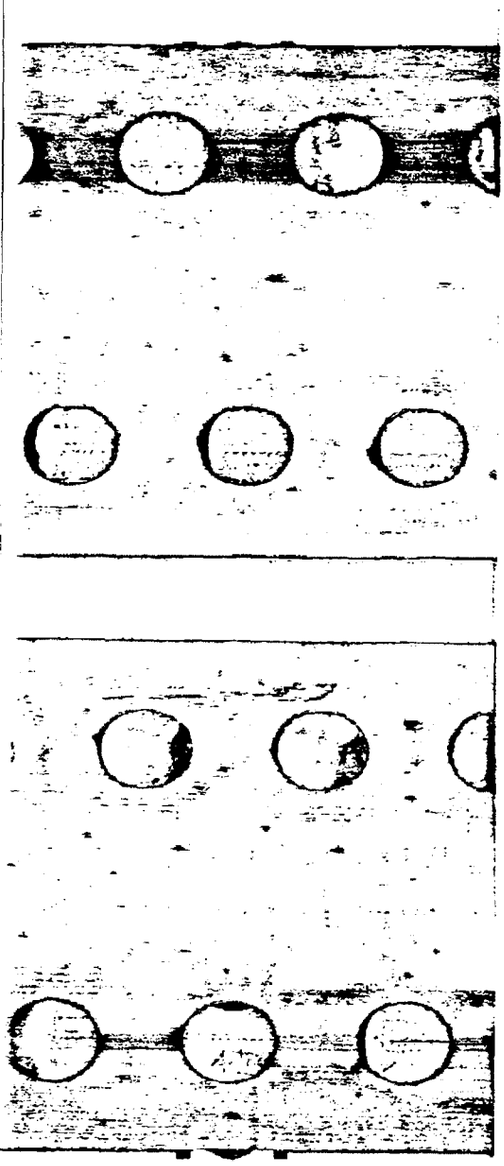
This conveyance is subject to the following: Taxes for the year 1996 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 21, page 87; all of record in the Register's office for Davidson County, Tennessee.

BNS

0160310
IDENTIF. & REFERENCE

96 MAR 14 PM 3:42
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

8636 03/14 0101 03CHECK 2011.00



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

RECEIVED OF _____

FOR _____

BOOK 9979 PG 646

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	540000.00
			CON TX	1998.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	2011.00
			CHECK	2011.00
03/14/96	01		15:41 0001	8636

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0160310 IDENTIF. ← REFERENCE

96 MAR 14 PM 3:42

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1016702