THIS INSTRUMENT WAS PREPARED BY
Bankers Title and Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

"Special Warranty Deed"

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,900.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May 19 96
Notary Public
MY COMMISSION EXPIRES: 5-5-99
(AFFIX SEAL)

PRIOR 1073-177

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard Fisher	OWNER (NAME)	MAP 59 PAR 49
8131 Whites Creek Pike (ADDRESS)	(ADDRESS)	&
Joelton, TN 37080 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	MAP 49 PAR 130

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, A. G. Edwards Trust Company,, Trustee - Stella Saad Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Howard Fisher

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:

Land in Davidson County, Tennessee, being descrined as follows:

Tract I.

Land in the 12th Civil District of Davidson County, Tennessee, described according to a survey of Geo. W. Watkins, Surveyor, dated May 7, 1959, as follows: Beginning in the Center of Buena Vista Road south 22 degrees 30 minutes east 121.8 feet from the southwest corner of the property conveyed to Charles K. Saad and wife, by deed from Mrs. Era Donnell, of record in Book 2141, page 233, Register's Office for said County; thence with the center of said road south 22 deg. 30 min. east 78.2 feet; thence north 65 deg. 30 min. east 202 feet to the center of Whites Creek; thence with the same north 16 deg west 53 feet; thence south 73 deg. west 210 feet, more or less, to the beginning, containing 0.24 of an acre, more or less.

Tract II.

Land in th 12th Civil District of said County, being part of the 130 acre tract conveyed to R. B. Beal and wife, of record in Book 1129, page 368, R.O.D.C., Tennessee, and described according to a survey made by Geo. W. Watkins, dated September 22, 1973, as follows:

Beginning at a point in the center of Buena Vista Pike, the southwest corner of the Saad property; thence along Saad's southerly line easterly 202 feet to a point in the center line of Whites Creek; thence along said center line as follows: South 16 deg. east 176 feet; south 30 deg. 0 min east 345 feet; thence south 23 deg. east 460 feet more or less; thence south 67 deg. 30 min.

CONTINUED

unimproved (X)
This is improved ( ) property, known as two tracts on Buena Vista Road.
(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 forth, and we 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. Any warranties contained herein are only for those claiming of, by, or through the grantor, but not further or otherwise.

Witness my hand this 30th day of May 19 96

A. G. Edwards Trust Company,, Trustee - Stella Saad Trust
By: Kurt Longworth
Kurt Longworth, Vice President

BOOK 10073 PG 178

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____.

Commission expires _____

_____
Notary Public

STATE OF ~~TENNESSEE~~ Missouri
COUNTY OF ~~DAVIDSON~~ Saint Louis City

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Kurt Longworth and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Vice President and _____ respectively of the A. G. Edwards Trust Company, the within named bargainor, and corporation, and that he as such Vice President 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 Kurt Longworth as such Vice President, and attesting the same by the said _____ as such _____. St Louis, Missouri

Witness my hand and official seal at office at ~~Nashville, Tennessee~~ on this the 29th day of ~~30th~~ May 19 96.

My commission expires _____

Dorothy Brewer
Notary Public, State of Missouri
My Commission Expires 6/3/98
St. Louis County

Dorothy Brewer
Notary Public

97 JUN 01 9:01 03CHECK

68.13

LEGAL DESCRIPTION CONTINUATION

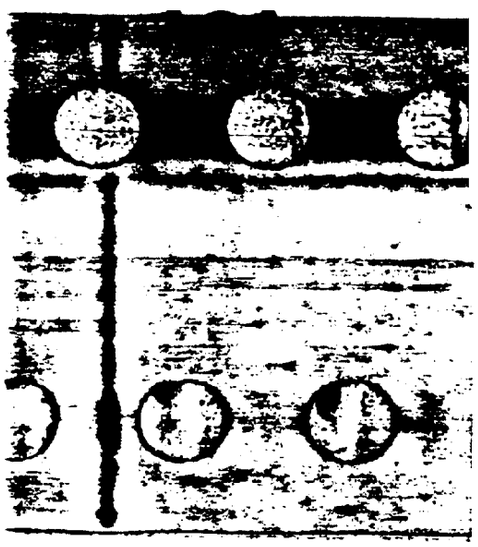
west 150 feet to a point in the center line of Buena Vista Pike; thence along said center line north 27 deg. 40 min. west 828.6 feet; north 26 deg. west 137.6 feet to the point of beginning, and containing 3.92 acres, more or less.

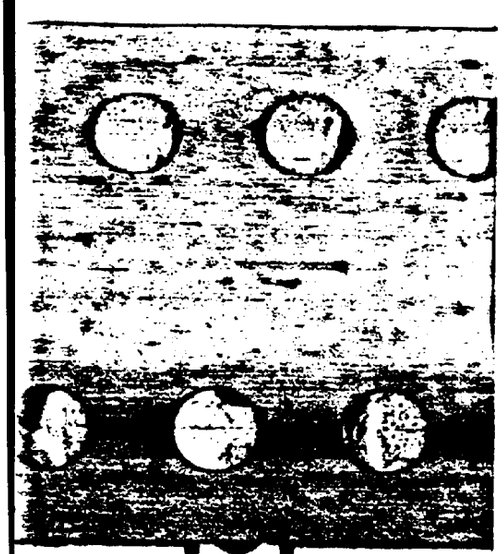
Included within the above description, but excluded from this conveyance, a a certain parcel conveyed from Stella C. Saad to the State of Tennessee at book 8273, page 840, R.O.D.C. and described as: Beginning at the point of intersection of the existing east margin of Buena Vista Pike and the north boundary of the Elizabeth M. arrington property; thence with said existing margin northerly 67 feet more or less to a point; thence with the proposed north margin of S. R. 155, north 76 deg. 45 min. 0.3 sec. east 114.85 feet to a point; thence with the west boundary of the West Green Land Partners property south 16 deg 31 min 19 sec. east 46.18 feet to a point; thence with the said north boundary 65 deg 26 min 32 sec. west 106.16 feet to the point og beginning, containing .014 acres.

Being the property conveyed to Stella C. Saad, Trustor of the Stella C. Saad Trust by deed of record in Bopok 8529, page 937 (Tract II) andBook 8529, page 935 (Tract I), Register's Office for Davidson County, Tennessee. Under the terms of the Stella C. Saad Trust, A. G. Edwards Trust Company now acts as Trustee.

Subject to the right of way for Buena Vista Pike (or Road) and the meanders of Whites Creek.

0188688
IDENTIF. → REFERENCE
96 JUN -4 PM 1:42
FELIX Z. WILSCHILL REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

ROM 10073 PG 180

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 14900.00
CON TX 55.13
PRFEE 1.00
MDEED 12.00
TOTAL 68.13
CHECK 68.13

06/04/96 01 13:45 0001 9057

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0188688
IDENTIF. ↑ REFERENCE

96 JUN -4 PM 1:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1046933