File Box 51-A

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

**ADDRESS NEW OWNER:**
Michael A. Atchley and Richard Spencer
4440 Lebanon Road
Hermitage, TN 37076

**SEND TAX BILL:**
*To Owner*

**MORTGAGEE:**
Nashville Bank of Commerce
221 Fourth Avenue North
Nashville, TN 37219

**MAP AND PARCEL:**
Map 64
Group
Parcel 18

# WARRANTY DEED

BOOK 10078 PG 226

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **ABG Properties, Inc.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael A. Atchley and Richard Spencer**, 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:

**(SEE EXHIBIT "A" FOR LEGAL DESCRIPTION)**

The description used in this conveyance is the same as the previous transfer.

This is unimproved property known as 6.67 Ac Old Hickory Blvd & Shute Ln, Nashville, TN.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Michael A. Atchley and Richard Spencer, their heirs and assigns, forever; and ABG Properties, Inc., does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and the said Grantor does further covenant and bind itself, its successors, assigns 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this the 6th day of June, 1996. BOOK 10078 PG 227

ABG Properties, Inc.

By: _____

Its: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared ARLES B. GREEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the PRESIDENT (or other officer authorized to execute the instrument) of ABG Properties, Inc., the within named bargainor, a corporation, and that he/she as such officer, executed the within Warranty Deed for the purposes stated therein by signing the name of the corporation by himself/herself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this the 6th day of June, 1996.

_____
NOTARY PUBLIC

My Commission Expires: JUNE 19, 1999

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $265,000.00.

_____
AFFIANT

Subscribed and sworn to before me
this 6th day of June, 1996.

_____
NOTARY PUBLIC

My Commission Expires: JUNE 19, 1999

C:\WP51\WORK\CLOSINGS\ONE\466.WD

**EXHIBIT A**

BOOK 10078 PG 228

LAND lying and being situtated in the 4th Civil District of Davidson County, Tennessee, described according to an unrecorded survey made by William M. Keel, Surveyor dated May 24, 1984, as follows, to-wit:

BEGINNING at a concrete monument in the north margin of Shute Lane and being the center of (old) Old Hickory Boulevard; thence north 81 deg. 49' 56" 134.40 feet to an iron pin; thence with a curve having a radius of 504.40 feet a distance of 69.11 feet to an iron pin which is at the beginning of a curve; thence in a northwest direction around said curve having a radius of 44.13 feet a distance of 77.56 feet to an iron pin in the east margin of Old Hickory Boulevard; thence with said margin along a curve having a radius of 1885.35 feet a distance of 718.66 feet to an iron pin; thence north 33 deg. 01' West 26.70 feet to an iron pin at the beginning of a curve; thence in a northeast direction around said curve having a radius of 15.00 feet a distance of 34.39 feet to an iron pin in the south margin marked Montchanin Road; thence with said margin South 81 deg. 38' 07" East 624.11 feet to a concrete monument which is located at the center of (old) Old Hickory Boulevard South 7 deg. 50' 17" West 689.59 feet to a concrete monument which is the point of beginning and contains 6.67 acres, more or less.

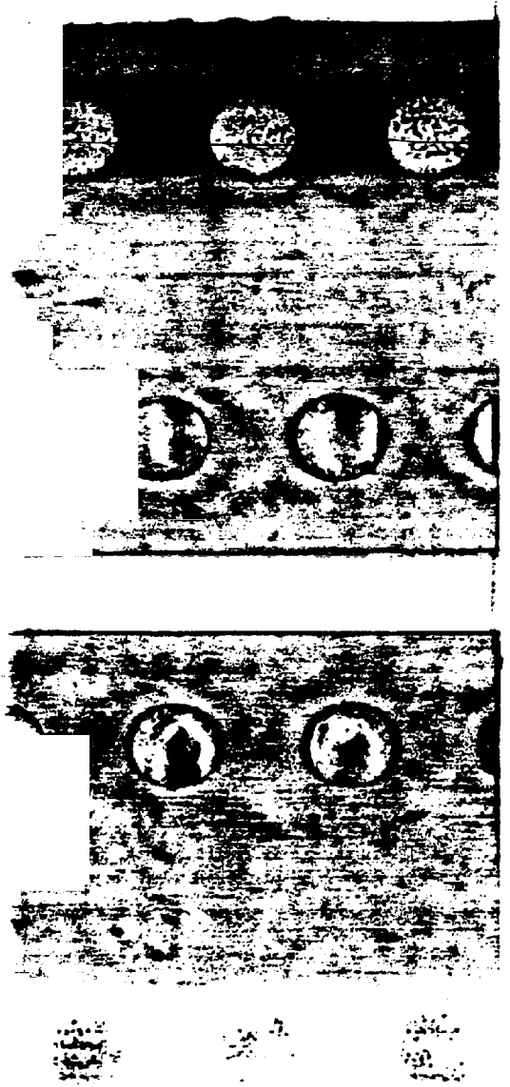
**BEING the same property conveyed to ABG Properties, Inc., by Quitclaim Deed from Resolution Trust Corporation as Receiver of Metropolitan Federal Savings and Loan Association, F.A., as of record in Book 8647, page 359, Register's Office for Davidson County, Tennessee.**

0190034
IDENTIF. & REFERENCE

96 JUN -6 PM 2:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

0548 06/06 1101 03CHECK 993.50



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

RECEIVED OF _____

FOR _____

BOOK 10078 PG 229

| | | |
|---|---|---|
| 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. 265000.00 |
| | | | | CON TX 980.50 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 12.00 |
| | | | | TOTAL 993.50 |
| | | | | CHECK 993.50 |
| | | | 06/06/96 01 | 14:39 0001 0548 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0190034 IDENTIF. ↑ REFERENCE

96 JUN -6 PM 2:34

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1048405