Box 44

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

BOOK 10087 PG 635

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Artisan Associates, LLC

Affiant

Subscribed and sworn to before me, this 14th day of June, 1996.

Notary Public

My Commission Expires: 7-27-1997

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Artisan Associates, LLC 716 Lynnwood Blvd. Nashville, TN 37205	SAME	130-07-064 BM 01810

WARRANTY DEED

3717 06/14 0101 03CHECK 1026.50

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROGER D. DESPREZ AND WIFE, KAREN CARLSON DESPREZ,** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **ARTISAN ASSOCIATES, LLC,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being in the 7th Civil District in the City of Belle Meade, being Lot No. 184 on the Plan of the re-subdvisiion of part of Royal Oaks, as of record in Book 974, pages 4 and 5, Register's Office for Davidson County, Tennessee.

Said Lot No. 184 fronts 204.6 feet on the westerly side of Lynnwood Boulevard and runs back 314 feet 6 inches on the northerly line and 275 feet on the southerly line to a dead line, measuring 200 feet thereon.

Being the same property conveyed to Roger D. DesPrez and wife, Karen Carlson DesPrez by deed from Franklin A. Berryman and wife, Jennifer Ann Cox, of record in Book 8701, page 7, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

96 JUN 14 PM 4:14
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0192928

1. 1996 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 1454, page 191, Register's Office for Davidson County, Tennessee.

3. Easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 4264, page 281, Register's Office for said County.

4. Matters shown on the Plan of record in Book 974, pages 4 and 5, Register's Office for said County.

This is improved property known as 709 Lynnwood Blvd., Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 14th day of June, 1996.

Roger D. DesPrez

Karen Carlson DesPrez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROGER D. DESPREZ,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of June, 1996.

Notary Public

My Commission Expires: 5/23/98

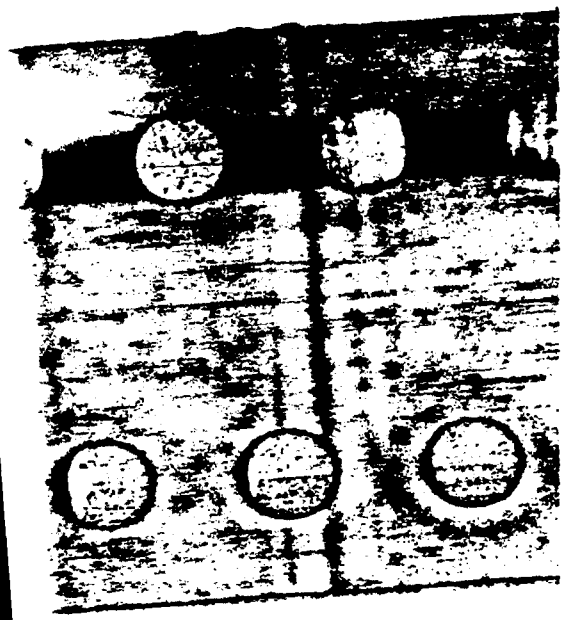
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

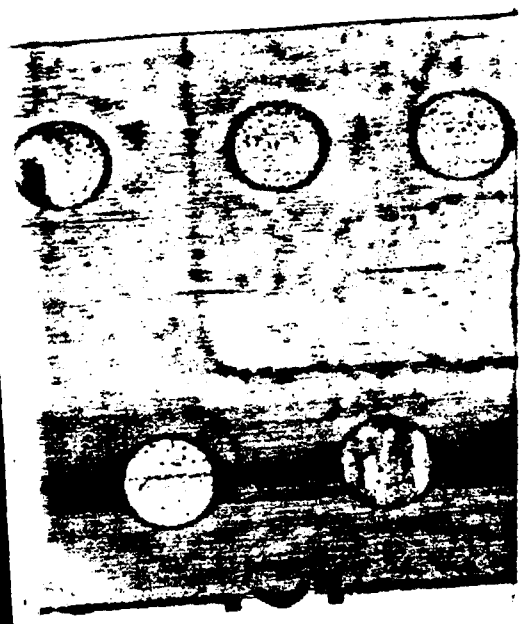
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KAREN CARLSON DESPREZ,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of June, 1996.

Notary Public

My Commission Expires: 5/23/98





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10087 PG 637

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 275000.00
CON TX 1017.50
PRFEE 1.00
MDEED 8.00
TOTAL 1026.50
CHECK 1026.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 3717

0192928
IDENTIF. # REFERENCE

96 JUN 14 PM 4:15

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1051531