THIS INSTRUMENT PREPARED BY
BERRY & OGLESBY, ATTORNEYS AT LAW, 125 THIRD AVE., NORTH, FRANKLIN, TN

ADDRESS OF OWNERS;	ADDRESS OF PROPERTY;	SEND TAX BILLS TO;	MAP-PARCEL NOS.
1466 Tyne Blvd.	SAME	SAME	145-2
Nashville, TN			Par 75
37215			

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Thousand and no/100 ($270,000.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, **DOUGLAS L. WISE** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **RANDY F. WILLS** (Grantee), his heirs and assigns, the following described tract or parcel of land situated in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 2-B of Zone Lot Division on the Plan of the Resubdivision of Lot No. 29 of Tyne Crest, Section Seven, of record in Plat Book 5210, Page 340, and Book 6250, Page 119, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.
>
> Being the same property conveyed to Douglas L. Wise by deed from Downey Development Co., a partnership composed of John B. Downey and John B. Downey, Jr. of record in Book 6618, page 180, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered except by real estate taxes for the year 1996 which will be prorated as of the date of this deed and paid by Grantee when due; restrictive covenants of record in Book 3937, page 882, Register's Office of Davidson County, Tennessee; matters appearing on the Plan of record in Book 6250, page 119, Register's Office of Davidson County, Tennessee, including a 50-foot minimum building setback line from Tyne Boulevard, a 10-foot easement for public utilities and drainage along the rear line, a utility anchor easement 2.5x25-feet located on the southeasterly corner of said lot, a 20-foot sewer easement intersected by the 10-foot public utility and drainage easement along the rear and a 5-foot easement for right of way of Tyne Boulevard along the front portion of said lot; applicable building and zoning regulations; such state of facts as an accurate survey would disclose; all existing highway, roadway and utility easements and a 20-foot permanent easement and a 10-foot temporary construction

easement for sanitary sewers and/or storm drainage to Metropolitan Government of Nashville and Davidson County of record in Book 4813, page 169, said Register's office.

And Grantor does further covenant and bind himself, his heirs and representatives, to warrant and defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

For value received, the receipt and sufficiency of which is hereby acknowledged, BETTY B. WISE, wife of Douglas L. Wise, joins in the execution of this instrument for the purposes of conveying unto Grantee, his heirs and assigns, any and all right, title and interest she may have in and to the above described property arising out of her martial status or otherwise.

WITNESS our hands this the 31st day of July, 1996.

Douglas L. Wise
DOUGLAS L. WISE

Betty B. Wise
BETTY B. WISE

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, JAMES T. OGILVIE, the undersigned, a Notary Public in and for said State and County, **DOUGLAS L. WISE AND WIFE, BETTY B. WISE,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 31st day of July, 1996.

JAMES T. OGILVIE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

NOTARY PUBLIC

My commission expires:
11-28-99

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

0209284
IDENTIF. & REFERENCE
95 JUL 31 PM 1:04
WILLIAMSON COUNTY REGISTER
DAVIDSON COUNTY TN

The actual value or consideration, whichever is greater, for this transfer is $ 12,000.00

Betty B. Wise

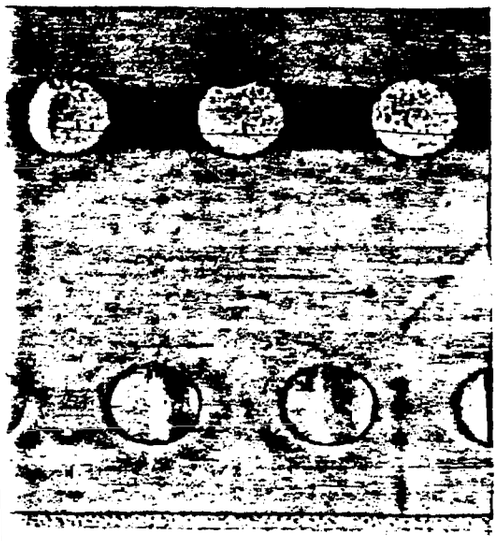
1401 07/31/95 0101 03CHECK 1008.00

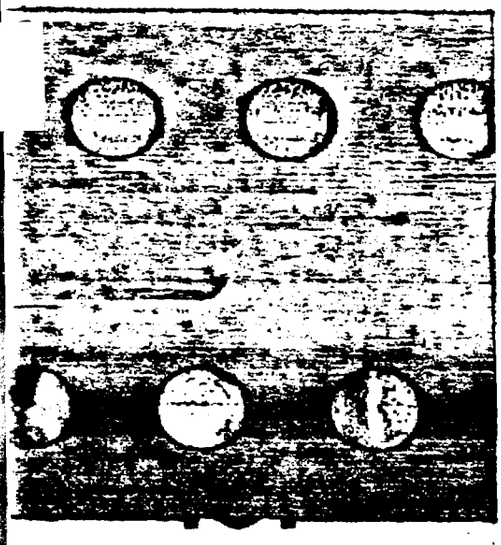
Sworn to and subscribed before me this the 31st day of July, 1996.

JAMES T. OGILVIE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

NOTARY PUBLIC

My commission expires:
11-28-99





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

RECEIVED OF _____

FOR _____

BOOK 10139 PG 115

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
				270000.00
				CON TX 999.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1008.00
				CHECK 1008.00
			07/31/96 01	13:06 0001 1401

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0209284 IDENTIF. ↑ REFERENCE

96 JUL 31 PM 1:04

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1068990