BOOK 10159 PG 685

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 54,420.00

J. Elizabeth Moxham
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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

Notary Public

My Commission Expires: 11.22.97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
J. ELIZABETH MOXHAM Old Sawyer Brown Road Nashville, Tennessee 37221	J. Elizabeth Moxham 3132 Stoney Brook Circle Antioch, TN 37013	PART OF MAP 114 PARCEL 47

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY FOUR THOUSAND FOUR HUNDRED TWENTY AND NO/100---------- ($ 54,420.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, BILLY FRANK STINSON AND WIFE, PATRICIA L. STINSON hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto J. ELIZABETH MOXHAM, UNMARRIED hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

BEING part of the same property conveyed to Billy Frank Stinson and wife, Patricia L. Stinson, (as to a one-half undivided interest) by Quitclaim Deed from Johnny Stinson of record in Book 9988, page 191, Register's Office for Davidson County, Tennessee, and (as to a one-half undivided interest) by Last Will and Testament of William Clarence Stinson, deceased, in Will Book 185, page 466, Probate Court Clerk's Office for Davidson County, Tennessee.

02155545 IDENTIFICATION REFERENCE
AUG 19 AM 9:56
R.Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as Old Sawyer Brown Road, Nashville, Tennessee 37221

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, her heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of _____ of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 14th day of August, 19 96.

Billy Frank Stinson
BILLY FRANK STINSON

Patricia L. Stinson
PATRICIA L. STINSON

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 BILLY FRANK STINSON AND WIFE, PATRICIA L. STINSON, the bargainor s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of August, 1996.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

8123 08/19 0101 03CHECK 214.36

EXHIBIT "A"

LEGAL DESCRIPTION

BOOK 10159 PG 687

BEING A TRACT OF LAND IN THE TWENTYTHIRD COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND LOCATED ON THE WEST MARGIN OF SAWYER BROWN ROAD, NORTH OF CHARLOTTE PIKE, AND SOUTH OF OLD CHARLOTTE PIKE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning ON A PK IN THE CENTERLINE OF SAWYER BROWN ROAD, SAID PK BEING 1200 FEET MORE OR LESS NORTHERLY FROM AN IRON PIN AT THE INTERSECTION OF THE NORTH RIGHT OF WAY OF CHARLOTTE PIKE AND THE EAST RIGHT OF WAY OF SAWYER BROWN ROAD AND SAID PK BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PROPERTY AND BEING LOCATED S 74-03-31 E A DISTANCE OF 27.50 FEET FROM THE NORTHEAST CORNER OF LOT 2 OF OAKHAVEN SUBDIVISION, THENCE;

1.) LEAVING SAID CENTERLINE AND ALONG THE SOUTH LINE OF THE REMAINDER OF THE LAND OF STINSON AS EVIDENCED IN DEED BOOK 5551, PAGE 165 REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE (RODC) S 74-03-31 W A DISTANCE OF 577.24 FEET TO AN IRON PIN, SAID IRON PIN BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PROPERTY, THENCE;

2.) ALONG THE WEST LINE OF THE HEREIN DESCRIBED PROPERTY N 03-30-00 E A DISTANCE OF 263.13 FEET TO AN IRON PIN, SAID IRON PIN BEING THE SOUTHWEST CORNER OF THE RIVER ROAD CHURCH OF CHRIST AS EVIDENCED IN DEED BOOK 4752, PAGE 800 (RODC), THENCE;

3.) ALONG THE NORTH LINE OF THE HEREIN DESCRIBED PROPERTY AND THE SOUTH LINE OF RIVER ROAD CHURCH OF CHRIST N 77-00-00 E A DISTANCE OF 261.00 FEET TO AN IRON PIN, THENCE;

4.) CONTINUING ALONG THE NORTH LINE OF THE HEREIN DESCRIBED PROPERTY AND THE SOUTH LINE OF RIVER ROAD CHURCH OF CHRIST S 85-00-00 E A DISTANCE OF 40.80 FEET TO AN IRON PIN, THENCE;

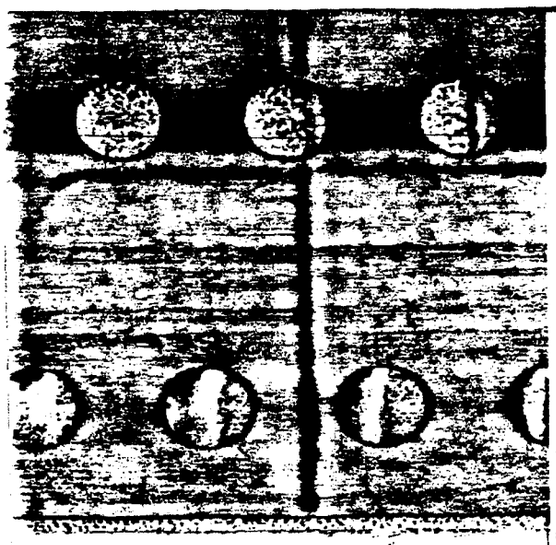
5.) CONTINUING ALONG THE COMMON LINE OF THE HEREIN DESCRIBED PROPERTY AND RIVER ROAD CHURCH OF CHRIST N 03-30-00 E A DISTANCE OF 158.00 FEET TO AN IRON PIN, THENCE;

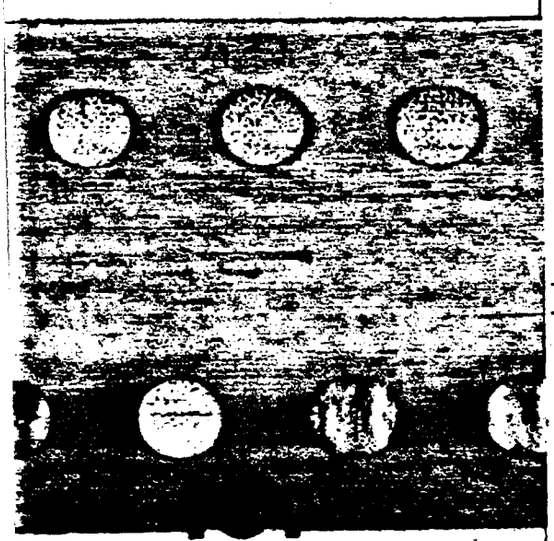
6.) CONTINUING ALONG THE COMMON LINE OF THE HEREIN DESCRIBED PROPERTY AND RIVER ROAD CHURCH OF CHRIST S 85-00-00 E A DISTANCE OF 174.72 FEET TO AN IRON PIN, SAID PIN BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PROPERTY, SAID PIN BEING THE SOUTHEAST CORNER OF RIVER ROAD CHURCH OF CHRIST, AND SAID PIN BEING IN THE WEST LINE OF HEMMER, AS EVIDENCED IN DEED BOOK 4162, PAGE 499 (RODC), THENCE;

7.) ALONG THE WEST LINE OF HEMMER AND THE EAST LINE OF THE HEREIN DESCRIBED PROPERTY S 12-48-43 E A DISTANCE OF 363.42 FEET TO A PK IN THE CENTERLINE OF SAWYER BROWN ROAD, SAID PK BEING IN A CURVE TO THE LEFT, THENCE;

8.) WITH SAID CURVE TO THE LEFT AND ALONG THE CENTERLINE OF SAWYER BROWN ROAD (SAID CURVE HAVING A RADIUS OF 225.22 FEET, A DELTA ANGLE OF 42 DEGREES 48 MINUTES 14 SECONDS, A CHORD BEARING OF S 12-42-50 W, AND A CHORD LENGTH OF 164.37 FEET), AN ARC LENGTH OF 168.25 FEET TO A PK IN THE CENTERLINE OF SAWYER BROWN ROAD, THENCE;

9.) CONTINUING ALONG THE CENTERLINE OF SAWYER BROWN ROAD S 08-41-17 E A DISTANCE OF 105.31 FEET TO A PK, THE Beginning, CONTAINING 5.442 ACRES MORE OR LESS, ACCORDING TO A SURVEY BY JESSE E. WALKER, RLS, PE, DATED 8-05-96.





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

RECEIVED OF _____

FOR _____

BOOK 10159 PG 688

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 54420.00
CON TX 201.36
PRFEE 1.00
WDEED 12.00
TOTAL 214.36
CHECK 214.36

08/19/96 01 09:59 0001 8123

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0215545
IDENTIF. ↑ REFERENCE

96 AUG 19 AM 9:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1020685