File 14058
File Box 9B
(First Title & Escrow)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 10199 PG 135

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ANDREW A. SEDLAK, JR. (NAME)	NEW OWNERS (NAME)	Map 155
8404 Russell Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 8
Nashville, TN 37221 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. 9D17995

FOR AND IN 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, DEVISEES UNDER THE LAST WILL AND TESTAMENT OF LUCILE F. BRITT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANDREW A. SEDLAK, JR. AND WIFE, HELEN SEDLAK

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

ALL THAT TRACT OR PARCEL OF LAND DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Being the same property conveyed to James A. Britt and wife, Lucile F. Britt by deed from William Howard Jackson and wife, Elva Ruth Jackson of record in Book 3911, page 598, said Register's Office. James A. Britt has since died. Lucile F. Britt has subsequently died.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and will be paid by the Grantor; and (2) Permit of record in Book 4651, page 522, said Register's Office.

Pauline Ferguson being one and the same as Pauline Furguson

96 SEP 23 AM 10:54

DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0227992

unimproved ( )
This is improved (XX) property, known as 8404 Russell Road, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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 out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 19th day of September, 1996

BATTLE GROUND ACADEMY

BY:

BETH SCOTT TAYLOR by Jo Wentzel
BY: Jo Wentzel, Attorney-In-Fact
Power of Attorney recorded

ST. PAUL'S EPISCOPAL CHURCH

TIPTON H. EVANS, SR. WARDEN

PAULINE FURGUSON by Jo Wentzel
BY: Jo Wentzel, Attorney-In-Fact by Power of Attorney

DANIEL B. CLIFFE by Jo Wentzel
BY: Jo Wentzel, Attorney-In-Fact by Power of Attorney

BOOK 10199 PG 136

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES E. FRENCH

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained., and who further acknowledged that he is the Director of Development of*** .

Witness my hand at office, this 19th day of September, 19 96.

My commission expires 6/10/97 Notary Public Beth M. Brock

***Battle Ground Academy the maker or a constituent of the maker and is authorized by the maker or by its constituent, the xonstituent being authorized by the maker, to execute this instrument on behalf of the maker.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIPTON H. EVANS

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sr. Warden of ST. PAUL'S EPISCOPAL CHURCH the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this 19th day of September, 1996.

My commission expires 6-10-97 Notary Public Beth M. Brock

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jo Wentzel, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said Daniel B. Cliffe, Pauline Ferguson, and Beth Scott Taylor, and is authorized by the said Daniel B. Cliffe, Pauline Furguson and Beth Scott Taylor to execute this instrument on their behalf.

Witness my hand, at Office, this 19th day of September, 1996.

Notary Public

My Commission Expires: 11/20/96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 158,000.00

Andrew A Sedlak Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF September, 1996

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM DEVISEES UNDER THE LAST WILL AND TESTAMENT OF LUCILE F. BRITT

TO ANDREW A. SEDLAK, JR. AND WIFE, HELEN SEDLAK

Please Return To:

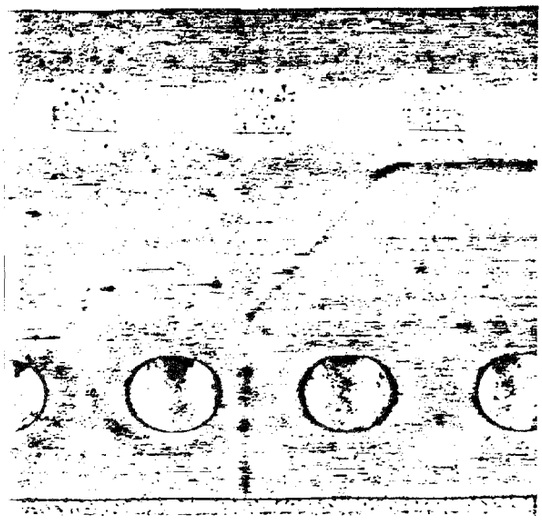
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

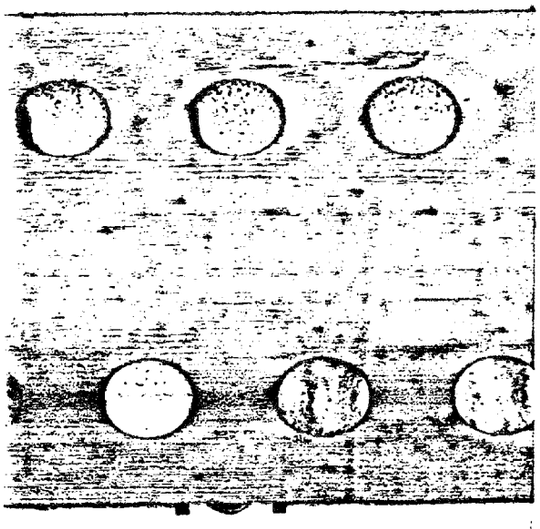
Land in the 9th, formerly the 14th, Civil District of Davidson County, Tennessee, described according to a survey made by Wm. C. Parrish Associates Civil Engineers, June 28, 1965, as follows:

Beginning at a point on the westerly margin of McCrory Lane, at the intersection of said margin and to southern boundary line of the property conveyed to Thomas W. Clark and wife, of record in Book 3613, page 215, Register's Office for said County; thence with Clark's line, South 89 deg. 30 min. West 282.7 feet to a nail in a 30-inch Chestnut stump, South 24 deg. 25 min. West with a fence 354.5 feet to a concrete monument, and South 85 deg. 03 min. West 186.90 feet to a corner post and concrete monument, Clark's southwest corner, being also the northeast corner of the Lum T. Tidwell property; thence with Tidwell's eastern boundary line, South 4 deg. 25 min. West 196.20 feet too the center of an old Road; thence with the center of said Old Road, and the northern boundary line of the property conveyed to Henry W. Erickson and wife, of record in Book 2902, page 172, said Register's Office; thence North 70 deg. 02 min. East 20.87 feet, North 65 deg. 10 min. East 100 feet, North 8 deg. 53 min. East 197.50 feet, North 64 deg. 52 min. East 100 feet, North 68 deg. 58 min. East 100 feet, North 82 deg. 06 min. East 100 feet, South 84 deg. 26 min. East 100 feet, South 73 deg. 44 min. East 100 feet, South 64 deg. 06 min. East 80 feet South 73 deg. 27 min. East 63.5 feet, North 88 deg. 54 min. East 50 feet to an iron stake and North 9 deg. East 7 feet to the southerly margin of said McCrory Lane; thence with a curve having a radius of 405 feet northwestwardly 204.5 feet to a point in the westerly margin of said Lane at the beginning of another curve; thence with said curve having a radius of 800 feet northwestwardly 316.72 feet to the beginning, containing 4.12 acres, more or less.

EXHIBIT "A"

1407 09/23 0101 03CHECK 597.60





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

RECEIVED OF _____

FOR _____

BOOK 10199 PG 138

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 158000.00
				CON TX 584.60
				PRFEE 1.00
				WDEED 12.00
				TOTAL 597.60
				CHECK 597.60
09/23/96	01			10:57 0001 1407

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0227992
IDENTIF. # REFERENCE

96 SEP 23 AM 10:55
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1033818