WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF November 19 96

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BOOK 10272 PG 716

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rivergate Academy, Inc. (NAME)	SAME (NAME)	MAP 42-4
P.O. Box 2133 (ADDRESS)	(ADDRESS)	PARCEL 24
Hendersonville TN 37075 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Sherry E. McMahon, Executrix of the Estate of VILLA MAY SHERRILL BRASWELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rivergate Academy, Inc.

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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Braswell Subdivision, of record in Book 5190, page 617, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description of said lot.

Being a portion the same property conveyed to Villa May Sherrill Braswell and husband, Ralph Russell Braswell, by Deed of record in Book 5176, page 690, Register's Office for Davidson County, Tennessee; the said Ralph Russell Braswell having predeceased Villa May Sherrill Braswell, property then vested in Villa May Sherrill Braswell; and the said Villa May Sherrill Braswell having since died, Sherry E. McMahon was appointed Executrix of her Last Will & Testament of record in Probate Court, Davidson County, Tennessee, with full power to execute the Deed conveying said property.

96 NOV 27 AM 9:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
is improved (X) property, known as Highland Circle, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 25th day of November 19 96

Sherry E. McMahon Executrix

Sherry E. McMahon, Executrix
of the Estate of VILLA MAY SHERRILL BRASWELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10272 PG 717

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sherry E. McMahon, Executrix

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 25th day of November, 19 98.

Commission expires 9/23/00

Notary Public

CAROLYN DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

9789 11/27 0101 03CHECK

305.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10272 PG 718

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 80000.00
CON TX 296.00
PRFEE 1.00
WDEED 8.00
TOTAL 305.00
CHECK 305.00

11/27/96 01 09:08 0001 9789

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02505891
IDENTIF. ↑ REFERENCE

96 NOV 27 AM 9:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1092473