This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

BOOK 10341 PG 417

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
S & R Partnership 615 Lawrin Park Franklin, TN	same	107-13-0-108.00

WARRANTY DEED

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, I, **Eleanor W. McWhirter,** unmarried, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **S & R Partnership**, a Tennessee Partnership, hereinafter called the Grantees, its heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 277 on the Map of the First Addition to Miro Meadows of record in Book 1424, page 106, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 277 fronts 100 feet on the southerly margin of Thompson Place and runs back between lines, measuring 161.8 feet on the easterly line and 163.1 feet on the westerly line, to a dead line in the rear on which it measures 92.5 feet thereon.
>
> Being the same property conveyed to Eleanor W. McWhirter by deed from Helen Gertrude Segroves of record in Book 4071, page 436, Register's Office of Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. 1997 Taxes are a lien, but not yet due and payable.
2. Restrictive covenants contained in instrument of record in Book 1710, page 183, said Register's Office.
3. All matters on the Plan of record in Book 1424, page 106, said Register's Office.
4. Easements for sanitary sewers and/or drainage in Book 4292, page 87 and Book 4800, page 239, said Register's Office.
5. Subject to any and all building and zoning regulations of City, County and State.

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 heirs and assigns, forever;

AND I COVENANT with the said Grantee that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its 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.

This improved property is known as: 1207 Thompson Place, Nashville, TN 37217.

WITNESS MY HAND THIS 31ST DAY OF JANUARY, 1997 IN FRANKLIN, TENNESSEE.

Eleanor W. McWhirter
ELEANOR W. MCWHIRTER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, **Eleanor W. McWhirter,** the within named bargainors with whom I am personally acquainted and who acknowledge that she executed the foregoing instrument for the purposes therein contained.

Witness my hand this 31st day of January, 1997 in Franklin, Tennessee.

Michelle W. Fowler
NOTARY PUBLIC

My Commission Expires: 1-3-98

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $50,000.00.

Leighanne Lucas
AFFIANT

Sworn to and subscribed to me, the undersigned, this 31st day of January, 1997, in Franklin, Tennessee.

Michelle W. Fowler
NOTARY PUBLIC

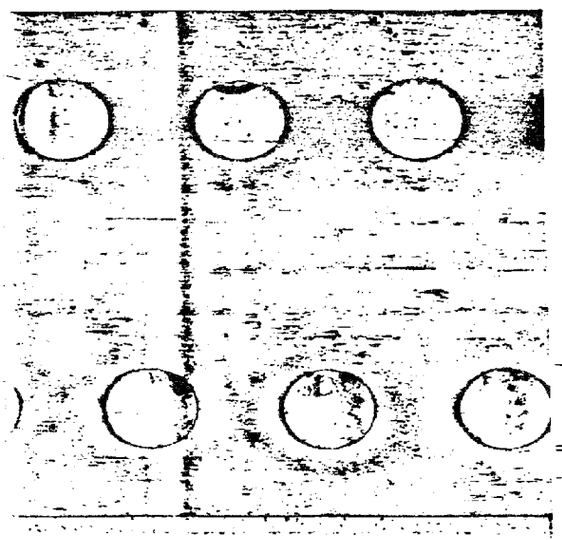
My Commission Expires: 1-3-98

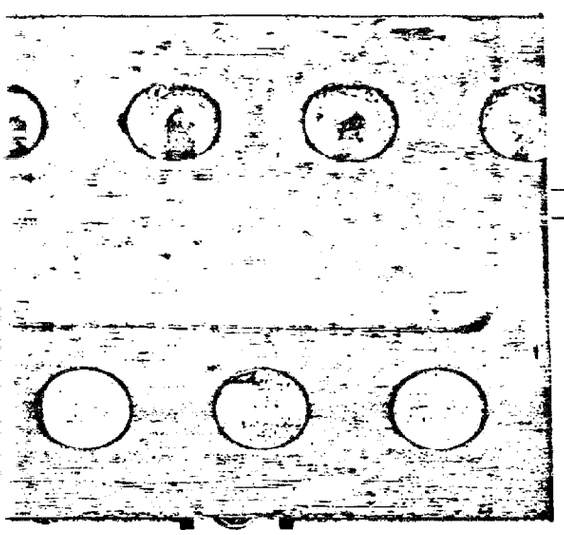
97 FEB -5 PM 3:15
FILED FOR RECORD REGISTER
DAVIDSON COUNTY, TN.

0270531
IDENTIF. & REFERENCE

3601 02/05 0101 03CHECK 194.00

5658.9700/ml
s&r.wd





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10341 PG 419

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 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 8.00
TOTAL 194.00
CHECK 194.00

02/05/97 01 15:18 0001 3601

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

027053.1
IDENTIF. ↑ REFERENCE

97 FEB -5 PM 3:15

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1114108