BOX 44

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

97 JUL 14 PM 3:10

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Frances B. Lumbard
Affiant

Subscribed and sworn to before me, this 11 day of July, 1997.

GEORGE V. CRAWFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: 11/24/99

Address New Owner As Follows: Send Tax Bills To: Map-Parcel Number:

Frances B. Lumbard
c/o Ellen Rodrigues
240 Ensworth Ave,
Nashville, TN 37205-2014

SAME

Map 116-04-087
7DA 06015
Map 116-04-088
7DA 06020

4329 07/14 0102 CASHIER 4

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELLEN B. RODRIGUES, unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **FRANCES B. LUMBARD,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Rodrigues Subdivision, of record in Book 8250, page 773, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Ellen B. Rodrigues by deed from John S. Barbour and Frances B. Lumbard of record in Book 6360, page 802, Register's Office for Davidson County, Tennessee.

A new legal description was prepared for this transaction based upon the recording of the new plat.

This conveyance is made subject to:

1. 1997 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 8250, page 773, Register's Office for said County.

3. Grantor shall have a right of first refusal to purchase the property herein described in the event Grantee, her heirs and assigns elects to sell the property.

4. Grantor shall retain as long as she owns Lot No. 1 ~~and Grantee owns Lot No. 2~~, a 25 foot wide easement for access from Clearview Drive, the northerly line of such easement shall be the northerly line of Lot No. 1 as reflected on the Plan of Rodrigues Subdivision, of record in Book 8250, page 773, Register's Office for said County. and the southerly line is to run parallel with the northerly line for a distance of 100 feet.

This is unimproved property known as Lot 2, Rodrigues Subdivision, Clearview Drive, Nashville, TN 37205..

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; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 11th day of July, 1997.

Ellen B. Rodrigues

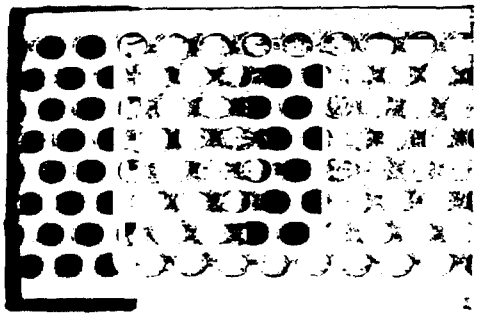
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ELLEN B. RODRIGUES, a single person,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of July, 1997.

Notary Public

My Commission Expires: 11/27/99



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

RECEIVED OF _____

FOR _____

BOOK 10528 PG 747

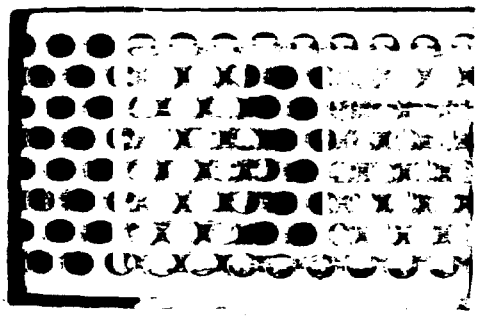
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 125000.00
CON TX 462.50
PRFEE 1.00
WDEED 8.00
TOTAL 471.50
CHECK 471.50

07/14/97 01 15:11 0001 4329

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0326260
IDENTIF. ↑ REFERENCE

97 JUL 14 PM 3:10
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 1174066