This instrument was prepared by Albert P. Marks of MARKS, SHELL, MANESS & MARKS, 114 South Second Street, Clarksville, Tennessee 37040

NAME & ADDRESS OF PROPERTY OWNER:
WILLIAM B. FLETCHER, JR.; ET UX
3738 CEDARWOOD DRIVE
NASHVILLE, TN 37216

BOOK 10548 PG 783

PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES:
SAME

Julia W. Koellein, Widow
TO: CASH WARRANTY DEED
William B. Fletcher, Jr.; ET UX

FOR A VALUABLE CASH CONSIDERATION, this day in hand paid, the receipt of which is hereby acknowledged, Julia W. Koellein, widow, as GRANTOR, has bargained and sold and does hereby transfer and convey unto the GRANTEES, William B. Fletcher, Jr. and wife, Linda T. Fletcher, as tenants by the entirety, their heirs and assigns forever, the following described real estate, together with any and all improvements thereon, situated in Davidson County, Tennessee, and having a M & P No. 62-09-25 & 62-09-35, to-wit:

TRACT I

Being the southerly half of Lot No. 2 and the Northerly three-fourths of Lot No. 3 on the map of Riverwood Subdivision being a subdivision of the east part of Lot No. 4 in the division of the William Williams Lands on the Gallatin Turnpike as of record in Book 547, page 62, Register's Office for Davidson County, Tennessee; said Southerly half of Lot No. 2 and Northerly three-fourths of Lot No. 3 front together 125 feet on the easterly side of a 30 foot avenue, and run back between parallel lines 308.5 feet more or less on the north line of the south half of Lot No. 2 and 305 feet more or less on the south line of the northerly three-fourths of Lot No. 3 to the Cumberland River and show 125 feet on said river.

The above legal is the same as in the deed to J. A. Koellein from Commerce Union Bank Trustee of record in Book 675, Page 603; Register's Office for Davidson County, Tennessee.

TRACT II

Being Lots 17, 18 and the Northerly 75 feet of Lot 19 on the map of Riverwood Subdivision as of record in Book 547, page 62, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Said Lot 17 fronts 114 feet on the westerly side of a 30 foot avenue and runs back on the southerly line 291.5 feet and on the northerly line 324 feet with the southerly margin of a 25 foot avenue to a line and measures 200 feet on said line.

Said Lot 18 fronts 100 feet and the portion of Lot 19 herein conveyed fronts 75 feet on the westerly side of said 30 foot avenue and run back between parallel lines westerly to a line shown on the subdivision plan as a 25 foot avenue, but now abandoned, on which

line said Lot 18 and the portion of Lot 19 being conveyed by this deed at least front 100 feet and 75 feet respectively, the north line of Lot 18 being 291.5 feet and the south line of the portion of Lot 19 being conveyed by this instrument being a few feet less than 291.5 feet.

The above legal is the same as in the deed to J. A. Koellein from Clarke W. Bateman and wife, Ruby Bateman of record in Book 1019, Page 402; Register's Office for Davidson County, Tennessee. The said J. A. Koellein died testate October 25, 1972; and by will of record in Will Book 105, page 138 in the Probate Records for Davidson County, Tennessee; the said J. A. Koellein devised all his property to his wife Julia White Koellein.

INCLUDED IN THE FOREGOING DESCRIPTION OF TRACT II, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is Lot 17 as shown on the plat of record in Book 547, page 62 Register's Office for Davidson County, Tennessee and being more particularly described as follows:

BOOK 10548 PG 781

Beginning at an iron pin set, said pin being located at the intersection of the northerly right of way of Cedarwood Drive (50' right of way) and the easterly right of way of Brush Hill Road (50' right of way); thence with said right of way of Brush Hill Road and along a curve to the left, said curve having a radius of 459 feet, a delta of 19 degrees 55 minutes 47 seconds, a length of 159.66 feet and a chord bearing and distance of North 25 degrees 34 minutes 59 seconds East 158.85 feet to an iron pin found at the intersection of said Brush Hill Road right of way and the southerly right of way of an unnamed road (25' right of way), thence leaving Brush Hill Road and with said right of way of unnamed road the following calls: South 87 degrees 30 minutes 00 seconds East 146.90 feet to an iron pin found, South 19 degrees 04 minutes 37 seconds East 116.05 feet to an iron pin found at the common corner of Lots 17 and 18, thence leaving unnamed road and with the northerly line of Lot 18 South 81 degrees 47 minutes 06 seconds West 241.69 feet to an iron pin set at said right of way of Cedarwood Drive, thence leaving Lot 18 and with said right of way North 62 degrees 28 minutes 03 seconds West 15.88 feet to the point of beginning and containing 0.59 acres more or less, as surveyed by James M. Cantrell, TRLS# 1859 of Arrowhead Survey, 6701 Holt Road, Nashville, TN 37211, dated July 17, 1997.

ALSO INCLUDED IN THE FOREGOING DESCRIPTION OF TRACT II, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that certain real estate conveyed by J. A. Koellein and wife, Julia Ann Koellein to Bernice C. Owen as shown by deed of record in Book 2540, Page 40 and that description shown by deed from Julia W. Koellein to John J. Forrester and wife, Anna M. Forrester of record in Book 5634, page 886 in the aforesaid Register's Office, Reference being made to said deeds for a full and complete description of the property conveyed, said descriptions as set out in said deed being incorporated by reference in this deed as fully as if copied herein verbatim.

J. A. Koellein and James Alex Koellein is one in the same person. Julia Ann Koellein and Julia White Koellein is one in the same person.

REFERENCE IS HEREBY MADE TO POWER OF ATTORNEY OF RECORD IN BOOK 10548, PAGE 781, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD said real estate, together with any and all improvements thereon, unto the GRANTEES, William B. Fletcher, Jr. and wife, Linda T. Fletcher, as tenants by the entirety, their heirs and assigns forever.

SUBJECT to all terms, conditions and matters as shown on the aforementioned described plat of record, SUBJECT to a flowage easement in favor of the United States of America of record in Book 2200, page 253, and further

subject to matters contained in the deed of record in Book 1019, page 402, all of the Register's Office for Davidson County, Tennessee, THE GRANTOR COVENANTS that she is lawfully seized and possessed of said real estate, that she has a good and lawful right to convey the same, that it is unencumbered and she will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION will be given upon delivery of this deed.

THE 1997 TAXES are to be prorated.

IN WITNESS WHEREOF, the GRANTOR has hereunto signed her name on this the 30th day of July, 1997.

JULIA W. KOELLEIN

By: _____
MAYHEW F. KOELLEIN
ATTORNEY IN FACT, PURSUANT TO
POWER OF ATTORNEY OF RECORD IN
BOOK 10548, PAGE 781 RODCT

GRANTOR

BOOK 10548 PG 785

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of July, 1997, before me, the undersigned, a Notary Public in and for said County and State, personally appeared MAYHEW F. KOELLEIN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JULIA W. KOELLEIN acknowledged that he executed the same as the free act and deed of said JULIA W. KOELLEIN.

Witness my hand and seal, at office, on this the 30th day of July, 1997.

_____
NOTARY PUBLIC

My Commission Expires: 1-24-98

BILLY JOE SEALS NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Pursuant to Tennessee Code Annotated Section 67-4-409 (a)(6)(A), the undersigned being the Grantee, the Grantee's agent or a trustee acting for the Grantee, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 23,500.00.

_____
AFFIANT

Sworn and subscribed to before me on this the 30th day of July, 1997.

_____
NOTARY PUBLIC

My Commission Expires: 1-24-98

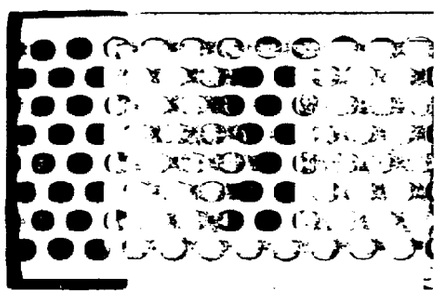
BILLY JOE SEALS NOTARY PUBLIC STATE OF TENNESSEE

97 JUL 30 PM 3:37
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

0230 07/30 0101 CHECK 891.75

MAIL ENV.

IDENTIFICATION REFERENCE 0331984



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

RECEIVED OF _____

FOR _____

BOOK 10548 PG 786

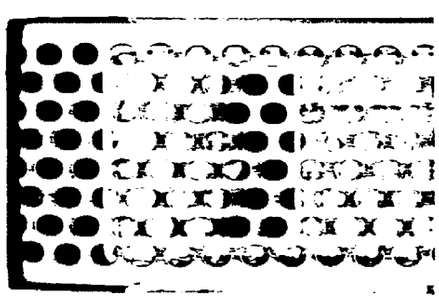
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
237500.00
CON TX 878.75
PRFEE 1.00
WDEED 12.00
TOTAL 891.75
CHECK 891.75

07/30/97 01 15:41 0001 0739

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0331984
IDENTIFICATION REFERENCE

97 JUL 30 PM 3:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1180384