36032
Box 49

BOOK 10552 PG 328

WARRANTY DEED

THIS INSTRUMENT PREPARED BY: TUKE YOPP & SWEENEY
SUITE 1100, NATIONSBANK PLAZA, 414 UNION STREET
NASHVILLE, TN 37219.

GRANTORS: MARY YANCEY RICHARDSON PARKS AND J. BUIST RICHARDSON, III

GRANTEE: DANIEL A. ROSEN

Address New Owner as Follows:	**Send Tax Bills:**	**Map Parcel No.**
3 Carriage Hill Drive Nashville, TN 37205	Same	116-140-4

****

FOR AND IN CONSIDERATION of TEN DOLLARS ($10.00) and other good and valuable consideration, receipt and sufficiency of which are here acknowledged, **MARY YANCEY RICHARDSON PARKS AND J. BUIST RICHARDSON, III**, as individuals, hereinafter called the **GRANTORS**, do hereby bargain, sell and convey to **DANIEL A ROSEN**, an individual, hereinafter called the **GRANTEE**, his successors and assigns, that certain parcel of real estate located in Davidson County, Tennessee, more fully described in Exhibit A attached hereto and made a part hereof by this reference.

The Property is improved property known as 3 Carriage Hill Drive, Nashville, Tennessee 37205.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, his successors and assigns forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration, or value, whichever is greater, for this transaction is $292,000.00.

Affiant: Pamela P. Sanders

Sworn to and subscribed before me this 31st day of July, 1997.

STUART JONES NOTARY AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: My Commission Expires Sept 26, 1998

202967.1 7/31/97

And Grantors do covenant with the Grantee that Grantors are lawfully seized and possessed of the Property in fee simple, have a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject, Grantors further covenant and bind Grantors, their heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantee, his successors and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 31st day of July, 1997.

Mary Yancey Richardson Parks
MARY YANCEY RICHARDSON PARKS

J. Buist Richardson III
J. BUIST RICHARDSON, III

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, Stuart Jones, a Notary Public of said County and State, MARY YANCEY RICHARDSON PARKS, the within named 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, at Office, this 31st day of July, 1997.

STUART JONES NOTARY AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: My Commission Expires Sept 26, 1998

97 AUG -1 AM 11:00
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0332862
IDENTIF. + REFERENCE

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, Stuart Jones, a Notary Public of said County and State, J. BUIST RICHARDSON, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 31st day of July, 1997.

STUART JONES NOTARY AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: My Commission Expires Sept 26, 1998

202967.1 7/31/97

EXHIBIT A

Property Description

LAND in Davidson County, Tennessee, being Lot No. 2 on the Map showing Subdivision of Lots No. 4, 5 and 25, Bransford's Subdivision of Part of a 40 acre tract and Lots No. 27 and 28, Deer Park Subdivision, as of record in Book 421, page 134, Register's Office of Davidson County, Tennessee, and the westerly part of Lot No. 6, on the Map of Bransford's Subdivision of Part of a 40 acre tract and said Lots No. 27 and 28, Deer Park, of record in Book 421, page 67, said Register's Office, described together according to a survey made January 16, 1926, by John Wilkes, Civil Engineer, as follows:

Beginning on the southerly margin of a private drive or Bellevue Drive, North at the corner of Lots No. 1 and 2 on said plan in Book 421, page 134, said Register's Office, being the northeast corner of the Bernal Lot; thence with the line between said Lots No. 1 and 2, South 8-1/2° West 221 feet to the north line of Lot No. 3 on said plan; thence with said line South 61-1/2° East 100 feet to the southwest corner of Lot No. 6 in Bransford's Subdivision which is of record in Book 421, page 67, said Register's Office; and running thence with a line between Lots No. 6 and 7 on said plan, South 61-1/2° East 35.2 feet; thence northwardly 244.6 feet to the southerly margin of Bellevue Drive North 37 feet easterly form the corner of Lots No. 2 and 6 above referred to; thence with the southerly margin of said Drive westwardly 135 feet to the beginning.

BEING the same property conveyed to J. Buist Richardson, Jr. and wife, Mary Yancey Richardson, by Deed of Record in Book 1115, page 326, Register's Office for Davidson County, Tennessee. The said J. Buist Richardson, Jr. predeceased Mary Yancey Richardson. The property is vested in Mary Yancey Richardson Parks and J. Buist Richardson, III as devisees under the Last Will and Testament of Mary Yancey Richardson of record under Probate No. 96P-1112.

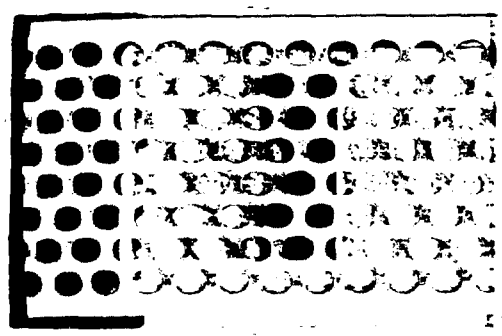
EXHIBIT B

Schedule of Permitted Title Exceptions

1. Real Estate taxes for the year 1997 and subsequent years.

2. Easement to the City of Belle Meade, Tennessee, as set forth in instrument recorded in Book 5787, page 37.

1803 08/01 0101 03CHECK 1097.40



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

RECEIVED OF _____

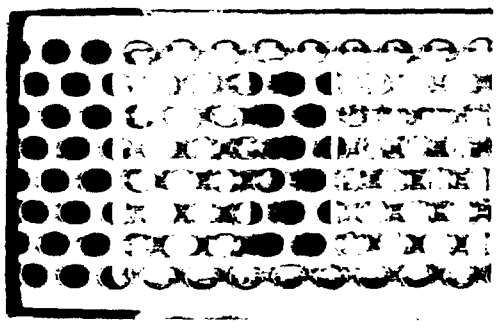
FOR _____ BOOK 10552 PG 332

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
292000.00
CON TX 1080.40
PRFEE 1.00
WDEED 16.00
TOTAL 1097.40
CHECK 1097.40

08/01/97 01 10:59 0001 1803
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0332862
IDENTIF. ↑ REFERENCE

97 AUG -1 AM 11:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1181430