Bk136

BOOK 10671 PG 302

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 807,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October 19 97

NOTARY PUBLIC AT LARGE
Douglas A. Notary Public
My Commission Expires January 14, 1998

COMMISSION EXPIRES: May 16, 1998
STATE OF TENNESSEE
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson, Attorney, P.O. Box 3451, Brentwood, TN 37024-3451

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Lynn S. Ellsworth Lifetime Trust (NAME)	(SAME) (NAME)	170-7
3 Maryland Farms, Suite 300 (ADDRESS)	(ADDRESS)	7DZ 50139
Brentwood, TN 37027 (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, Steven M. Tate

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bruce Irvine, Trustee, for The Lynn S. Ellsworth Lifetime Trust

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:

Being Lot No. 4 on the Plan of Re-Subdivision of Tract I of Maryland Farms East Park of record in Plat Book 6250, Page 1, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete and accurate legal description.

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the North by Old Hickory Boulevard, on the South by Thoroughbred Lane and located between Eastpark Drive and Brentwood Boulevard, more particularly described as follows:

Beginning at a concrete monument in the northerly margin of Thoroughbred Lane, located 397.07 feet from the easterly margin of Brentwood Boulevard; thence leaving said Lane North 01 deg. 40' 37" East, 176.11 feet, to a concrete monument on the southerly margin of Old Hickory Boulevard; thence South 88 deg. 19' 23" East, 143.65 feet with said Boulevard, to a concrete monument; thence leaving said Boulevard South 01 deg. 40" 37" West 181.70 feet to a concrete monument on the northerly margin of Thoroughbred Lane; thence with said Lane, North 86 deg. 05' 47" West 143.76 feet, to the point of beginning.

Being the same property conveyed to Steven M. Tate by deed of record in Book 8025, Page 321, Register's Office for Davidson County, TN.

This conveyance is subject to a deed of trust of record in Book 6269 , page 702 Register's Office for Davidson County, TN, executed by Jacada Investment Group in the original principal amount of 718000 which is hereby assumed the the Grantees. Said loan is now being serviced by First Tennessee Bank National Association.

CONTINUED

unimproved ( )
is improved (X) property, known as 5042 Thoroughbred Lane, Brentwood, TN 37027
(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 31st day of October 19 97

Steven M. Tate

BOOK 10671 PG 303

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven M. Tate

the 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 and official seal at Brentwood, Tennessee, this 31st day of October 19 97.

Commission expires May 16, 1998

Notary Public

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

STATE OF TENNESSEE
COUNTY OF

On this, _____ day of _____, 19 ____, personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____, 19 ____

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION BOOK 10671 PG 304

Subject to Restrictions of record in Book 6185, page 274 and Book 6269, page 520, RODC and Book 463, Page 566, ROWC.

Subject to the plan of record in Book 6250, Page 1, Register's Office for Davidson County, TN.

Subject to an Assignment of Leases and Conditional Assignment of Rentals by and between Jacada Investment Group and The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6269, page 714, RODC.

Subject to a Financing Statement of record in Book 6269, page 726, as amended in Book 6293, page 178, and amended in Book 8025, page 335, said Register's Office, between Jacada Investment Group as Debtor, and The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, Tennessee, as secured party.

Subject to a Financing Statement of record in Book 6269, page 740, said Register's Office, between Jacada Investment Group as Debtor, and Third National Bank in Nashville, as Secured Party.

Subject to a Financing Statement of record in Book 8025, page 332, said Register's Office, between Steven M. Tate as Debtor, and Third National Bank in Nashville, as Secured Party.

Subject to a Financing Statement of record in Book 8025, page 335, said Register's Office, between JACADA Investment Group as Debtor and Third National Bank in Nashville, as Secured Party.

Subject to a UCC Statement of Continuation of record in Book 9553, page 349, said Register's Office, Between Steven M. Tate as Debtor and Third National Bank in Nashville as Secured Party.

Subject to an Assumption Agreement of record in Book 8025, page 325, RODC.

Subject to the terms of an unrecorded lease executed by Max Geary for space in the above described property.

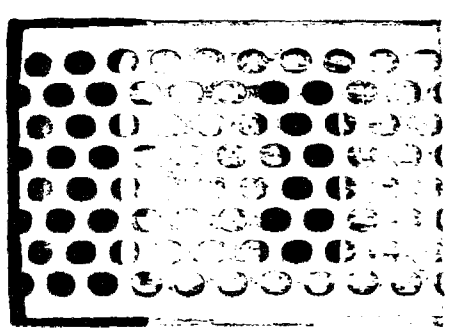
This property was held for business purposes only.

7562 11/04 0101 03CHECK 2998.90

97 NOV -4 PM 2:38

0366204

IDENTIFICATION REFERENCE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10671 PG 305

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

B07000.00

CON TX 2985.90

PRFEE 1.00

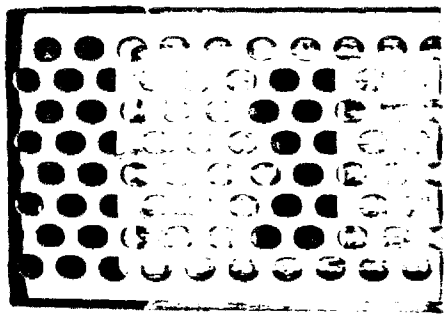
WDEED 12.00

TOTAL 2998.90

CHECK 2998.90

11/04/97 01 14:45 0001 75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0366204

IDENTIFICATION REFERENCE

97 NOV -4 PM 2:38

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1216768