4/1

BOOK 11003 PAGE 776

GENERAL WARRANTY DEED

FROM:	R. WALTER HALE, III, Grantor	This instrument was prepared by: Jeffery R. King Farris, Warfield & Kanaday, PLC Suite 1900 SunTrust Center Nashville, Tennessee 37219
TO:	STEPHEN S. RIVEN and wife, JAN BERNSTEIN RIVEN, Grantees	

Address New Owner(s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
426 Ellendale Avenue Nashville, TN 37205	(new owner)	116-11-14

98 JUL -2 AM 11:13

0458192

RECEIVED & RECORDED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Million Three Hundred Thousand and No/100 Dollars ($1,300,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me this the 1st day of July, 1998

Notary Public

My Commission Expires: 1-27-2001

FOR AND IN CONSIDERATION OF the sum of One Million Three Hundred Thousand and No/100 Dollars ($1,300,000.00), the receipt and sufficiency of which are hereby acknowledged, R. WALTER HALE, III (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto STEPHEN S. RIVEN and wife, JAN BERNSTEIN RIVEN (the "Grantees"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property known as 426 Ellendale Avenue, 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 Grantees, their heirs, successors and assigns forever.

And Grantor does covenant with the Grantees that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has 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.

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

F.A.H.

Faye A. Hale, wife of Grantor, joins in this conveyance for the sole purpose of conveying any marital rights which she may have in the Property, but without making any warranties or covenants hereunder.

Witness our hands this 1st day of July, 1998.

R. WALTER HALE, III

F.A.H. FAYE A. HALE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Dawn F. Reed, a Notary Public of said County and State, R. WALTER HALE, 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 1st day of July, 1998.

Dawn F. Reed
Notary Public

My Commission Expires: 1-27-2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Dawn F. Reed, a Notary Public of said County and State, FAY A. HALE, 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 1st day of July, 1998.

Dawn F. Reed
Notary Public

My Commission Expires: 1-27-2001

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 1 of Block "D" in the Subdivision of the Thomas H. Malone and the Ellen Fall Malone Lands, in the 7th, formerly the 11th Civil District of said County, and according to a plan thereof made by W. B. Southgate, by not recorded, is described as follows:

Beginning at the northeast corner of Honeywood Avenue and Ellendale Avenue; thence northerly with the easterly margin of Ellendale Avenue 222-1/2 feet to the southwest corner of Lot No. 2 on said plan; thence easterly with the line between Lot Nos. 1 and 2, 200 feet to the corner of Lot Nos. 1, 2, 19 and 20; thence southerly with the line between Lot Nos. 1 and 20, 330 feet to the northerly margin of Honeywood Avenue; thence westerly with the northerly margin of said Avenue 230 feet to the beginning.

Being the same property conveyed to R. Walter Hale, III by deed from Florence Sawrie Fletcher, an unmarried person of record in Book 6433, page 894, Register's Office for Davidson County.

The above description is the same as in the previous deed of record.

EXHIBIT B

ENCUMBRANCES

1. Taxes for 1998 constitute a lien, but are not yet due and payable.

2. Sanitary sewer easement of record in Book 5808, page 629, said Register's Office.

3. Setback lines as may have been imposed by the actions of the City of Belle Meade.

6989 07/02 0101 03CHECK 4829.00

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

RECEIVED OF _____

FOR _____

BOOK 11003 PAGE 780

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
1300000.00
CON TX 4810.00
PRFEE 1.00
WDEED 16.00
CFEE 2.00
TOTAL 4829.00
CHECK 4829.00

07/02/98 01 11:13 0001 8989

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0458192
IDENTIF. & REFERENCE

98 JUL -2 AM 11:13

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 1314762