THIS INSTRUMENT PREPARED BY:
STEWART, BLACK & UNDERHILL, ATTORNEYS
223 MADISON STREET, SUITE 108
POST OFFICE BOX 887
MADISON, TENNESSEE 37115

NAME/ADDRESS OF NEW OWNER(S):

JEFFREY L. MCKAY
909 DOUGLAS AVENUE
NASHVILLE, TENNESSEE 37204

MORTGAGEE(S):

JOSEPH RAYMON HACKNEY, CONSERVATOR, ET AL,

SEND TAX BILLS TO:

JEFFREY L. MCKAY
909 DOUGLAS AVENUE
NASHVILLE, TENNESSEE 37204

MAP AND PARCEL NOS.:

MAP 105-14
PARCEL 9
22W-04345

3026 1
IDENTIFICATION REFERENCE
MAY 28 9 45 AM '87
FELIX Z. HUSSEY, REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, We, hereby swear or affirm that, to the best of Affiant's knowledge and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $43,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jeffrey L McKay
AFFIANT

Subscribed and sworn to before me this the ~~22nd~~ 26th day of May, 1987.

Diana L Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES:
11-12-89

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, MARRIETTA JANE DONOVAN, ROSALIE OWEN HACKNEY, A.W. OWEN, JR., STEWART A. OWEN, HARRY L. STEWART, JR., AND JOSEPH RAYMON HACKNEY, CONSERVATOR FOR THE ESTATE OF FRANCES STEWART ALLEN hereinafter referred to as "GRANTOR(S)", have this day bargained and sold, and by these presents do hereby transfer and convey unto the said JEFFREY L. MCKAY hereinafter referred to as "GRANTEE(S)" their heirs and assigns, certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor(s) in and to any easement and right-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is improved property known as 909 Douglas Ave., Nashville, Tennessee 37204.

TO HAVE AND HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee(s) their heirs and assigns forever, and we covenant with the Grantee(s), their heirs and assigns, that we are lawfully seized and possessed of the " Property " in fee simple, and have a good right to convey it, and that the same is unemcumbered except as set forth in Exhibit "B", which is attached hereto and incorporated herein.

Grantor(s) further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the " Property " to Grantee(s), their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) have caused this Warranty Deed to be executed as of the 22nd day of May, 1987.

Marietta Jane Donovan
by Joseph Raymon Hackney
MARRIETTA JANE DONOVAN, BY: JOSEPH RAYMON HACKNEY, ATTORNEY IN FACT

Stewart A. Owen
by Joseph Raymon Hackney
STEWART A. OWEN, BY: JOSEPH RAYMON HACKNEY, ATTORNEY IN FACT

Frances Stewart Allen
by Joseph Raymon Hackney, Conservator
FRANCES STEWART ALLEN, BY: JOSEPH RAYMON HACKNEY, CONSERVATOR

Rosalie Owen Hackney
ROSALIE OWEN HACKNEY

A.W. Owen, Jr.
by Joseph Raymon Hackney
A.W. OWEN, JR., BY: JOSEPH RAYMON HACKNEY, ATTORNEY IN FACT

Harry L. Stewart
by Joseph Raymon Hackney
HARRY L. STEWART, BY: JOSEPH RAYMON HACKNEY, ATTORNEY IN FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 22nd day of May, 1987, before me personally appeared JOSEPH RAYMON HACKNEY to me known to be the person who executed the foregoing instrument on behalf of MARRIETTA JANE DONOVAN, A.W. OWEN, JR., STEWART A. OWEN AND HARRY L. STEWART, JR. acknowledged that he executed the same as the free act and deed of said MARRIETTA JANE DONOVAN, A.W. OWEN, JR., STEWART A. OWEN AND HARRY L. STEWART.

WITNESS my hand and official seal at Madison, Tennessee, this the 22nd day of May, 1987.

Diana L. Waggoner
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-17-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 26th day of May, 1987, before me personally appeared JOSEPH RAYMON HACKNEY, CONSERVATOR FOR THE ESTATE OF FRANCES STEWART ALLEN to me known to be the person who executed the foregoing instrument on behalf of the Estate acknowledged that he executed the same as the free act and deed of said FRANCES STEWART ALLEN.

WITNESS my hand and official seal at Madison, Tennessee, this the 26th day of May, 1987.

Diana L. Waggoner
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-17-89

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said State and County, the within named ROSALIE OWEN HACKNEY the Bargainor(s) with whom I am personally acquainted, and who acknowledged that she executed the within named instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this the 26th day of May, 1987.

Diana B. Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

" EXHIBIT A "

Being a part of Lot No. 76 on the Map of Waverly Place and being of record in Book 57, page 95, said Register's Office further identified per the Metro Mapping System as Map 105-14, Parcel 9, described per deed of record in Book 675, page 360, said Register's Office as follows:
Beginning on the easterly margin of Kirkman Avenue (now Douglas Avenue) at the corner of an alley being the northeast corner of said Lot No. 76; thence with the easterly margin of said avenue southwesterly 160.6 feet to the easterly margin of another alley; thence with the easterly margin of another alley; thence with the easterly margin of said alley in a southeasterly direction 349.5 feet to the westerly margin of the first mentioned alley; thence with said margin northwesterly 379.5 feet to the point of beginning.

INCLUDED in the above description, but expressly EXCLUDED from this conveyance is that portion of the above described Lot No. 76 identified by the Metro Map System as Map 105-14, Parcel 8, which said property has heretofore been conveyed out of the above described property.

Being the same property devised under the Will of Rosa F. Stewart of record in Will Book 62, page 26, Probate Court of Davidson County, Tennessee, in trust for the benefit of May Stewart Brazzell, said trust by said Will having terminated at the death of the said May Stewart Brazzell with remained interest vesting in the heirs of Rosa F. Stewart. The heirs of Rosa F. Stewart were children, namely; Capitola Stewart Donovan Owen, May Stewart Brazzell, Harry L. Stewart, Earl Stewart and Frances Stewart Allen. Capitola Stewart Donovan Owen died, survived by four (4) children, namely Edward Donovan, now deceased, Rosalie Owen Hackney, A.W. Owen, Jr., and Stewart A. Owen. Edward Donovan died testate a resident of Kenton County, Kentucky, and pursuant to his Will of record in the Courts of said County, his share was devised to his widow, Marrietta Jane Donovan. May Stewart Brazzell died intestate and without issue surviving. Harry L. Stewart died intestate survuved by one son, Harry L. Stewart, Jr. Earl Stewart died intestate and without issue surviving. Frances Stewart Allen is a Ward of the Probate Court for Davidson County, Tennessee, Docket No. 79449. Fee ownership is vested as follows: a one-third (1/3) undivided interest in Marrietta Jane Donovan, Rosalie Owen Hackney, A.W. Owen, Jr., and Stewart A. Owen; a one-third (1/3) undivided interest in Harry L. Stewart, Jr., and a one-third (1/3) undivided interest in Frances Stewart Allen. This conveyance has been approved by the Probate Court for Davidson County, Tennessee, as to the interest of Frances Stewart Allen per an Order of said Court, Docket No. 79449. All other Grantors are sui juris.

" EXHIBIT B " BOOK 7250 PAGE 5

This conveyance is subject to the following:

1. 1987 real property taxes and real property taxes for future years.

2. Any unrecorded easements fo roadways and utilities, if any.

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

RECEIVED OF _____

FOR _____

BOOK 7250 PAGE 6

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			43000.00- CAMT.	
			120.40 CSTAX	
			.50 PRFEE	
			15.00 NDEED	
			CHECK	135.90-
2186A	05/28/87		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3026 1

IDENTIFICATION REFERENCE

MAY 28 9 45 AM '87

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 86633