THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney-at-Law
112 Long Hollow Pike, Suite 301
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNER:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PAR. NO.
Essex Developments a Tennessee Partnership 107 New Brick Church Pike Goodlettsville Tn. 37072	SAME AS NEW OWNERS	Map 25 Par. 57 GO-14446

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, MARY FRANCES PROWSE, a single person, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto the said ESSEX DEVELOPMENTS, a Tennessee Partnership composed of Richard W. Uselton and Fred Scott, General Partners, hereinafter referred to as the "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:
BEGINNING at a stake in the south margin of Moncrief Avenue, which is the N.E. corner of the E. T. Cunningham land; thence S 20-1/2 deg. W. 336 feet to a stake; thence S 9 deg. W 768 feet to a stake a corner to the 22 acre tract in Jess Peay's line; thence S 56 deg. W 231 feet to a large oak stump; thence N 89 deg. W 590 feet to a stone corner to W. C. Moncrief & Co. in Joyner's line; thence with a fence N 11 deg. E 766 feet to a post; thence S 80 deg. E 104 feet to a stone, corner to W. C. Moncrief & Co.; thence N 6 deg. E 403 feet to a post corner to Schenck in W. C. Moncrief & Co.'s line; thence S 83 deg. E 129.3 feet; thence S 75-1/2 deg. E 266 feet to a stone; thence N 19-1/2 deg. E 6.8 feet to a stake; thence S 67 deg. E 192.5 feet to a stake; thence N 20-1/2 deg. E 267 feet to a point in the south margin of Moncrief Ave.; thence S 72 deg. E 50 feet to the beginning containing 17 acres, according to a survey made by J. R. Scott, Surveyor, on March 18, 1947.

Being the same property conveyed to Samuel W. Prowse and wife, Mary Frances Prowse, by deed from W. C. Moncrief & Co., Inc. a Tennessee corporation, of record in Book 1676, page 210, Register's Office, Davidson County, Tennessee. And, the said Samuel Prowse a/k/a Samuel W. Prowse being deceased, title to the said property is now vested in Mary Frances Prowse, in fee simple.

The said property is further identified according to a plan for the development of Franklin Heights, Section II, as shown on a plat of said development, not of record.

This deed is executed by Mary Frances Prowse by her lawful attorney-in-fact, Nancy P. Bowman pursuant to the power and

authority vested in her by instrument of record in Book 7558, page 307, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And, the Grantor does covenant with the said Grantee, that she is lawfully seized and possessed of said land in fee simple, have a good right convey it and warranty that the same is unencumbered, except (1) 1988 State, County and City of Goodlettsville taxes, prorated between the parties and assumed in full by Grantees, and (2) Easement for sanitary sewers granted to the City of Goodlettsville of record in Book 4362, page 992, said Register's Office.

And the Grantor does further covenant and bind herself, her heirs and representatives to warranty and forever defend the title to the land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand on this the 10th day of June, 1988.

Mary Frances Prowse

MARY FRANCES PROWSE
By: Nancy P. Bowman, as
Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 10th day of June, 1988, before me, personally appeared NANCY P. BOWMAN, to me known to be the person who executed the foregoing instrument in behalf of MARY FRANCES PROWSE, and acknowledged that she executed the same as the free act and deed of the said MARY FRANCES PROWSE.

WITNESS my hand and official seal at Goodlettsville, Davidson County, Tennessee.

Deanna M. Cathey
NOTARY PUBLIC

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1/25/92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $128,000.00.

Richard W. Carlton
Affiant

Sworn to and subscribed before me, this the 10th day of June, 1988.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1/26/92

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

4732 06/14 0101 03CHECK 367-90

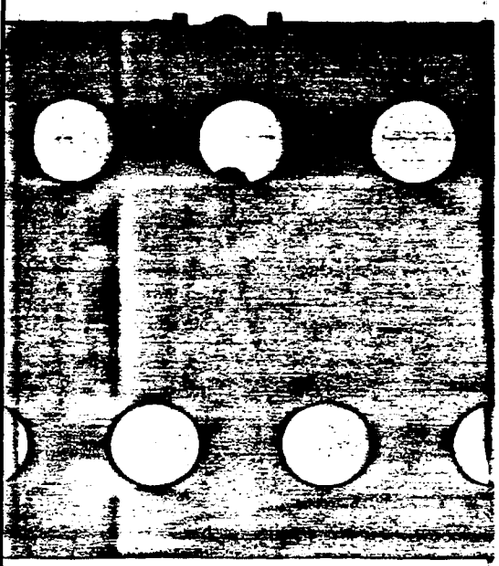
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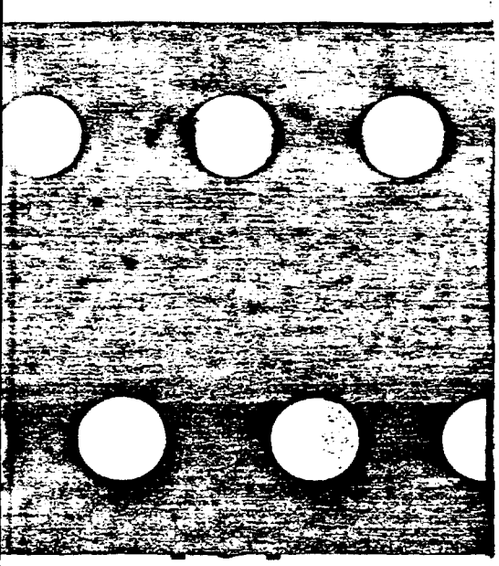
IDENTIFICATION REFERENCE

JUN 14 9 07 AM '88

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

MAIL ENV.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7571 PAGE 450

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT
				128000.00
				CON TX 358.40
				PRFEE 0.50
				WDEED 9.00
				TOTAL 367.90
				CHECK 367.90
06/14/88		01		09:06 0001 4732

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39376

IDENTIFICATION REFERENCE

JUN 14 9 08 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 101571