THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Charles E. Ferrell 2606 Foster Avenue Nashville, TN 37210	Same	Map 119-5 Parcel 304

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged;

Myrtle Bertha Todd

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Charles E. Ferrell and wife, June W. Ferrell

hereinafter called the Grantee(s), their heirs 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 situate, lying and being in the County of Davidson, State of Tennessee, and more particularly bounded and described as follows:

Land in Davidson County, Tennessee, being Lot No. 168 on the map of the Re-Subdivision of Lot Nos. 3 and 4 and parts of 5 and 6, Cumberland Nurseries, as of record in Book 332, page 148, Register's Office for said County.

Said Lot No. 168 fronts 44.5 feet on the easterly side of Foster Avenue, and runs back with the northerly margin of Joiner Street 150 feet to an alley, measuring 46.4 feet thereon.

Being the same property conveyed to Myrtle Bertha Todd by deed from William Hill and wife, Mary Hill they having retained a life estate and are now deceased, of record in Book 5349, page 778, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (x) property, known as 2610 Foster Avenue, Nashville, TN

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 assigns, to warrant and defend title 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 4TH day of January, 1989.

Myrtle Bertha Todd
MYRTLE BERTHA TODD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Myrtle Bertha Todd, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4TH day of January, 1989.

My Commission Expires:
1-31-89

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $20,000.00.

AFFIANT

Subscribed and sworn to before me this 4TH day of January, 1989.

My Commission Expires:
1-31-89

NOTARY PUBLIC

3884 01/06 0101 03CHECK 72.50

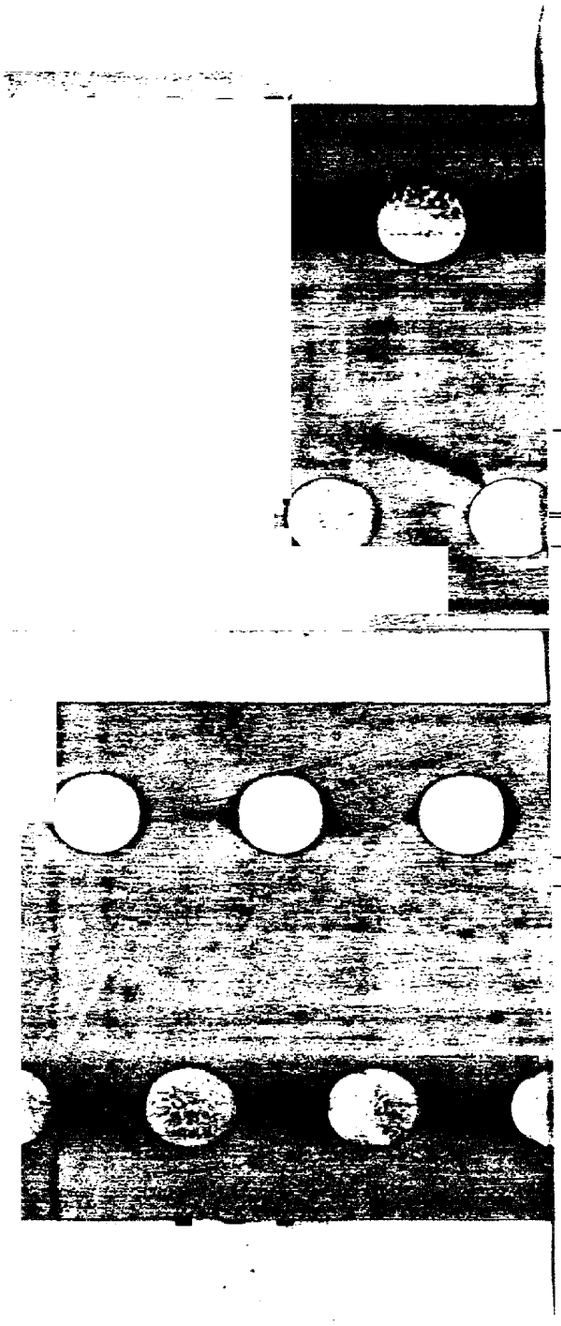
99468

IDENTIFICATION REFERENCE

JAN 6 9 44 AM '89

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

RUSH



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

RECEIVED OF _____

FOR _____

BOOK 7745 PAGE 850

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 20000.00
				CON TX 66.00
				PRFEE 0.50
				WDEED 6.00
				TOTAL 72.50
				CHECK 72.50
01/06/89		01		09:44 0001 3884

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99468

IDENTIFI. REFERENCE

JAN 6 9 44 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 170567