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FORM NO. WD-1
#89-2-9

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,950.00

James A. Scalf
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF February, 1989.

Notary Public

MY COMMISSION EXPIRES: November 10, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Peter Weiss, Attorney, 1 Church St. Bldg. Suite 500, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Author Scalf (NAME)	"OWNER" (NAME)	Map 83-13
112 South 14th Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 64
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FB# 18W-15650

FOR AND IN 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~~ I, Betty L. Greene Hale, unmarried, Heir-at-Law of Horace L. Greene, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Author Scalf

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:

Land in Davidson County, Tennessee, being Lot No. 18 on the Map of the Subdivision of Spring Park, of record in Book 57, Page 134, Register's Office for said County.

Said Lot No. 18 fronts 50 feet on the westerly side of 14th Street and runs back between parallel lines 160 feet to an alley.

BEING the same property conveyed to Frank D. R. Greene (a single person), by Deed from H. L. Greene, a widower, as surviving tenant by the entirety, of record in Book 5929, Page 677, Register's Office for Davidson County, Tennessee. The said Frank D. R. Greene having since died and by Will in Will Book 154, Page 154, Probate Court Clerks Office and Recorded in Book 7045, Page 269, Register's Office for Davidson County, the subject property was devised to Horace L. Greene. The said Horace L. Greene having since died leaving a Daughter, Betty L. Greene Hale and a Grandaughter (and sole child of his deceased Son, Frank D. R. Greene), Leigh Anne Greene Stroud, as his closest Heir-at-Law, by instrument of record in Book 7253, Page 635, Register's Office for said County. The said Leigh Anne Greene Stroud disclaimed her interest in the Estate of Horace L. Greene as to the subject property.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of Betty L. Greene Hale pursuant to a "Power of Attorney" executed by same on the 15th day of February, 1989, and being filed for record simultaneously herewith.

This is unimproved ( ) improved (XXX) property, known as 112 South 14th Street, Nashville, Tennessee 37206
(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 her hand this 20th day of February, 1989

Betty L. Greene Hale by Donnetta M. Beard
Betty L. Greene Hale

BY: Donnetta M. Beard, Attorney-in-Fact

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires_____

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____

_____ of the _____

a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires_____

WARRANTY DEED

FROM 09939

Betty L. Greene Hale, unmarried

TO

James Author Scalf

FEB 21 9 43 AM '89

FOLEY & WEISS
ATTORNEYS AT LAW
SUITE 500
ONE CHURCH STREET BUILDING
NASHVILLE, TENNESSEE 37201

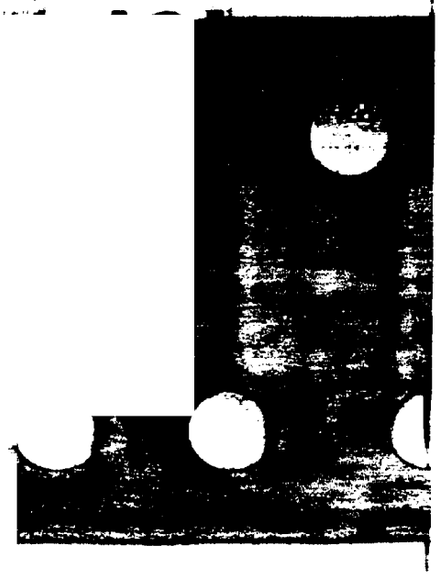
8354 02/21 0101 03CHECK 108.47

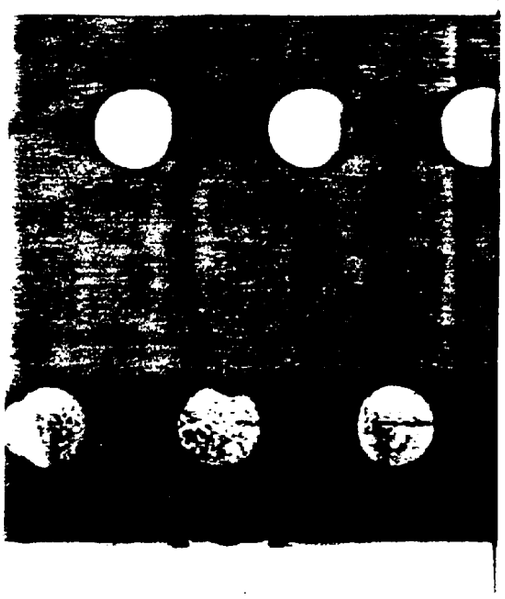
STATE OF TENNESSEE, Davidson County ss:

On this 20th day of February 1989, before me personally DONNETTA M. BEARD, to me known to be the person (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument in behalf of BETTY L. GREENE HALE, and acknowledged that she executed the same as the free act and deed of the said BETTY L. GREENE HALE.

My Commission Expires: 11/10/91

Notary Public





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 30950.00
				CON TX 101.97
				PRFEE 0.50
				WDEED 6.00
				TOTAL 108.47
				CHECK 108.47
02/21/89	01			08:41 0001 8354

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09939

FEB 21 8 40 AM '89

No. 182808