THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
Mail: 333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:
EDWIN HOOVER ET UX
604 LEMONT DRIVE
NASHVILLE, TN 37216

MAP/PARCEL NUMBER:
MAP 061-01-0
PARCEL 040.00

SEND TAX BILLS TO:
SAME

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00.

Edwin W. Hoover
AFFIANT

Subscribed and sworn to me this the 14th day of March, 1989.

Denise C. Allen
Notary Public
My commission expires: 5-14-93

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

1691 3

IDENTIFICATION

Mar 16 10 41 AM '89

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, Thurza Dunaway, Widow, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said Edwin W. Hoover et ux, Betty J. Hoover, hereinafter referred to as GRANTEES, THEIR successors, 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 easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 604 Lemont Drive, Nashville, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, I covenant

that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 14th day of March, 1989.

Thurza Dunaway

Thurza Dunaway, Widow

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thurza Dunaway, Widow, 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 Madison, Tennessee, on this the 14th day of March, 1989.

Denise C. Ellis

notary public

My commission expires: 5-11-93

EXHIBIT 'A'

LAND in the 12th Civil District of Davidson County, Tennessee, being Lot No. 295 on the Plan of Gra-Mar Acres, Section 10, as of record in Book 2663, page 34, Register's Office for said County, described as follows:

BEGINNING on the easterly margin of Lemont Drive at the corner of Lots Nos. 294 and 295; thence with the line between said two lots easterly 296.48 feet; thence south 6 deg. 22' east 92.86 feet; thence south 29 deg. 31' west 26.55 feet to the corner of lots Nos. 295 and 296; thence with the line between said two lots westerly 297.60 feet to the easterly margin of Lemont Drive; thence with the same northerly 115 feet to the beginning.

BEING the same property conveyed to Thurza B. Dunaway, Widow, by Warranty Deed from Edward B. Arnold, of record in Book 7684, page 365, Register's Office for Davidson County, Tennessee.

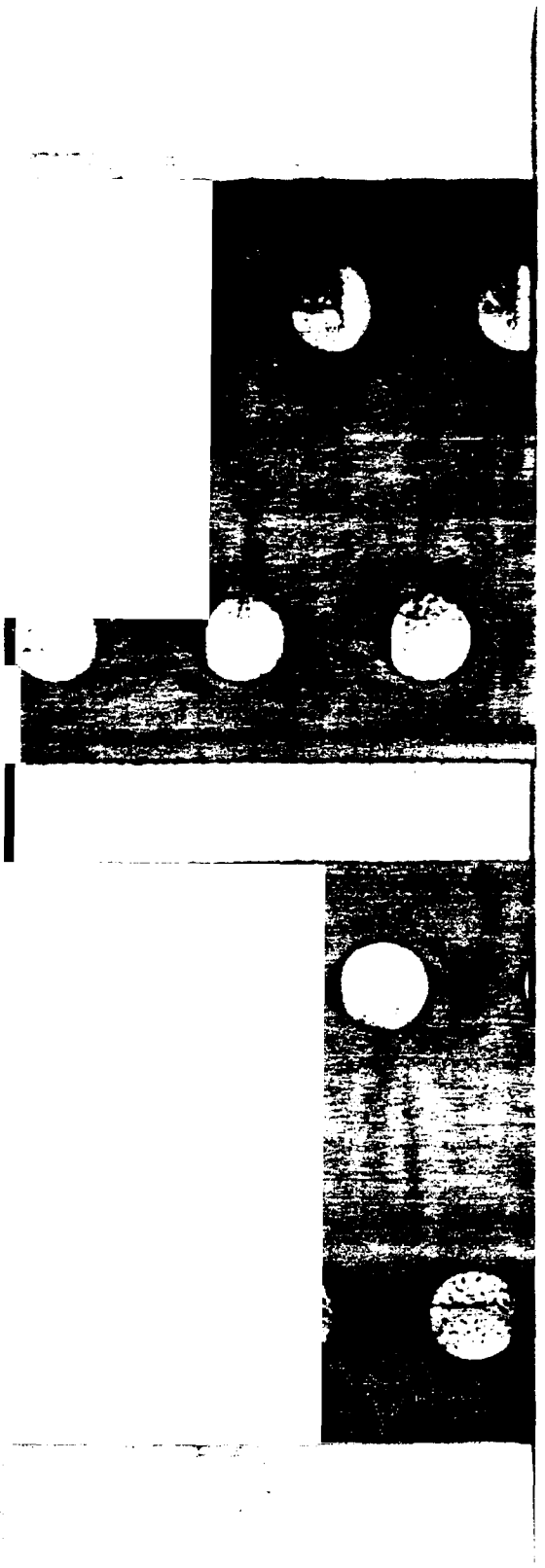
6243 03/16 0101 03CHECK 233.90

EXHIBIT 'B'

1. Real property taxes for all future years constitute a lien.

2. Restrictions of record in Book 2702, page 79, Register's Office for Davidson County, Tennessee.

3. Exceptions to Plat of record in Book 2663, page 34, Register's Office for Davidson County, Tennessee, which include a 100 foot minimum building setback line from Lemont Drive; a 10 foot public utility and drainage easement along the rear lot lines and approximately 8.75 foot X 50 foot located at the southeast corner of the lot for the water tank.



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

RECEIVED OF _____

FOR _____

BOOK 7794 PAGE 431

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	68000.00
CON TX	224.40
PRFEE	0.50
WDEED	9.00
TOTAL	233.90
CHECK	233.90

03/16/89 01 10144 0001 6243

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16913

IDENTIFICATION REFERENCE

Mar 16 10 42 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 190768