This instrument prepared by:
Harlan Dodson, III, Attorney at Law
P. O. Box 198066, Nashville, TN 37219
(615) 254-2291

WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILL TO:	MAP PARCEL NO.:
Mr. and Mrs. Bart Ashley 226 Deer Park Circle Nashville, Tennessee	Same	116-10 075

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the grantees hereinafter named, and other good and valuable consideration, receipt of which is hereby acknowledged,

EDWARD N. ESKIND AND ROBERT M. ESKIND, AS CO-EXECUTORS OF THE ESTATE OF MANUEL M. ESKIND, DECEASED, have this day bargained and sold, and do hereby transfer and convey unto the said BART E. ASHLEY and wife, CLENNA ASHLEY, the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED AND MADE A PART HEREOF

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is $34[illegible],000.00

Subscribed and sworn to before me this the 15th day of March, 1989.

x Edward N Eskind
Affiant

Notary Public

My Commission Expires:
9-9-91

This is improved property, known as 226 Deer Park Circle, Nashville, Tennessee.

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, they covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. They further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to said real estate to the said GRANTEES, their successors, heirs and assigns against the lawful claims of all persons.

WITNESS our hands this the 15 day of March, 1989, the GRANTOR, having caused its name to be signed hereto on said day and date.

EDWARD N. ESKIND and ROBERT M. ESKIND, AS CO-EXECUTORS OF THE ESTATE OF MANUEL M. ESKIND, DECEASED

x Edward N Eskind
EDWARD N. ESKIND

x [signature]
ROBERT M. ESKIND

17971

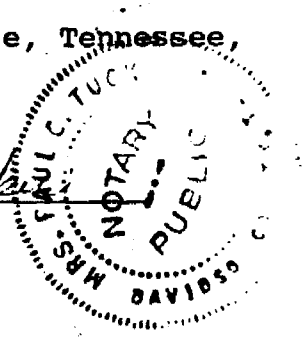
INDEXED REFERENCE
Mar 20 3 40 PM '89
FELIX Z WILSON REGISTER
DAVIDSON COUNTY TN

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared before me, EDWARD N. ESKIND and ROBERT M. ESKIND with whom I am personally acquainted, and who, upon oath acknowledged themselves to be the Executors of the Estate of Manual M. Eskind, Deceased, the within named bargainor, and that as such Executors, being authorized so to do, they executed the foregoing instrument for the purposes therein contained, by signing their names.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 15th day of March, 1989.

Mrs Paul C. Tucker
NOTARY PUBLIC



My Commission Expires:

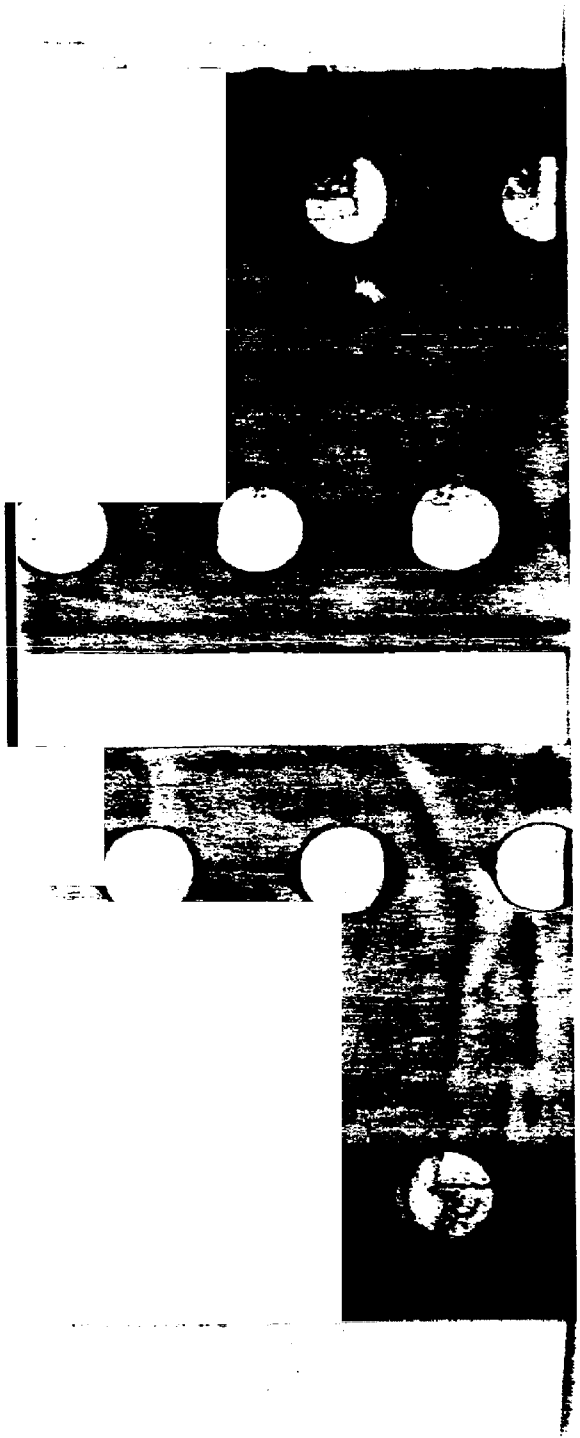
_____

"EXHIBIT A"

A certain tract or parcel of land in Davidson County, State of Tennessee, being part of Lot 13 and part of Lot 14 on the Plan of A.M. Bransford's Subdivision of Lots 29, 30, 31, 32, 33, 34 & 45 in First Belle Meade Subdivision, as of record in Book 421, Page 139, Register's Office for said County, described as follows:

Beginning in the northerly margin of Deer Park Circle at a point 15 feet westwardly from the corner of said Lots Nos. 13 & 14 and running thence with the northerly margin of Deer Park Circle eastwardly 130 feet more or less to the intersection of Deer Park Circle with West Deer Park Circle, and running thence with the westerly margin of West Deer Park Circle on a line curving to the left northwardly 200 feet more or less to the S.E. corner of that part of said Lots 13 & 14 this day conveyed to Beatrice Z. Eskind by Leah Belle L. Eskind and husband, Manuel M. Eskind; and running thence with said Beatrice Z. Edkind's south line westwardly 180 feet, more or less, to a point in a line which is parallel with and 15 feet westwardly from the line between said Lots 13 & 14; thence with said line southwardly 180 feet, more or less, to the beginning.

Being part of the same property conveyed to Leah Belle L. Eskind as to a one-half undivided interest by Deed from Anna R. Levy and husband, Isadore Levy of record in Book 653, Page 722, and by Deed from Johnson Bransford and wife, Anna Mary Bransford of record in Book 660, Page 658, Register's Office for Davidson County, Tennessee and in Leah Belle L. Eskind and husband, Manuel M. Eskind as to a one-half undivided interest by Deed from Beatrice Z. Eskind and husband, Ernest Eskind, of record in Book 675, Page 346, Register's Office for Davidson County, Tennessee, and the said Leah Belle L. Eskind having since died, left all her interest in the above described property to Manuel M. Eskind. The said Manuel M. Eskind having since died and his Will being of record in Will Book 161, Page 695, Probate Office, Davidson County, Tennessee.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7797 PAGE 171

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 34200.00
CON TX 1128.60
PRFEE 0.50
WDEED 9.00
TOTAL 1138.10
CHECK 1138.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/20/89 01 15:44 0001 7504

17971

IDENTIFICATION REFERENCE

Jun 20 3 40 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 192018