Box 37
LL

BOOK 7833 PAGE 619

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Mrs. Martha N. Bowen 206 Craighead Avenue Nashville, TN 37205	Map 104-9 Parcels 232 and 233	New Owner

This instrument prepared by: Boult, Cummings, Conners & Berry (GGG)
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

WHEREAS, Martha N. Noel died on July 21, 1988, leaving a Last Will and Testament, of record in Will Book 163, page 846, Probate Clerk's Office for Davidson County, Tennessee (the "Will"); and

WHEREAS, at the time of her death, Mrs. Noel owned certain real property located in Davidson County, Tennessee (the "Property"), which Property is more particularly described on Exhibit A attached hereto; and

WHEREAS, under the terms of the Will, the Property was distributed in equal shares to Mrs. Noel's two daughters, Martha N. Bowen and Mary N. Kershaw; and

WHEREAS, Mary N. Kershaw now wishes to convey all of her right, title and interest in and to the Property to her sister, Martha N. Bowen.

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Mary N. Kershaw (the "Grantor") has bargained and sold, and by these presents does transfer and

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $212,500.00.

Martha N. Bowen
Affiant

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

Gail G Greenfield
Notary Public
My Commission Expires: 9/26/92

convey, to Martha N. Bowen (the "Grantee"), Grantee's heirs and assigns, all of the Grantor's right, title and interest in and to an undivided one-half (1/2) of the "Property".

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. A joint driveway easement, of record in Book 2095, page 259, Register's Office for Davidson County, Tennessee.

This is improved property, known as 206 Craighead Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with all appur tenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds herself to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 4 day of May, 1989.

Mary N. Kershaw
MARY N. KERSHAW

Jack Kershaw, husband of Mary N. Kershaw, joins in this conveyance for the limited purpose of waiving or relinquishing any marital rights he may have as the husband of Mary N. Kershaw in and to the Property, and for no other purpose.

Jack Kershaw
JACK KERSHAW

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Gail G. Greenfield, Notary Public, Mary N. Kershaw, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4 day of May, 1989.

Gail G. Greenfield
Notary Public

My Commission Expires: 9/26/92

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Gail G. Greenfield, Notary Public, Jack Kershaw, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4 day of May, 1989.

Gail G. Greenfield
Notary Public

My Commission Expires: 9/26/92

EXHIBIT A

Tract I: Land in Davidson County, Tennessee, being Lot No. 11 and the southerly 10 feet of Lot No. 12 of Block J on the map of the Whitland Realty Company's Subdivision, as of record in Book 332, page 141, Register's Office for Davidson County, Tennessee.

Said lot and part of said lot front together 110 feet on the easterly side of Craighead Avenue and extend back between parallel lines 180 feet to a dead line.

Being the same property conveyed to Martha N. Noel by deed from A. E. Williamson and husband, George L. Williamson, by deed of record in Book 2095, page 259, said Register's Office. The said Martha N. Noel having died, Martha N. Bowen and Mary N. Kershaw each received a one-half interest in the property as devisees under the will of Martha N. Noel, of record in Will Book 163, page 846, Probate Court Clerk's Office for Davidson County, Tennessee.

Tract II: Land in Davidson County, Tennessee, being the North 90 feet of Lot No. 12 of Block J on the map of the Whitland Realty Company's Subdivision, of record in Book 332, page 141, said Register's Office.

Said part of said lot fronts 90 feet on the east side of Craighead Avenue and runs back between parallel lines 180 feet to a dead line.

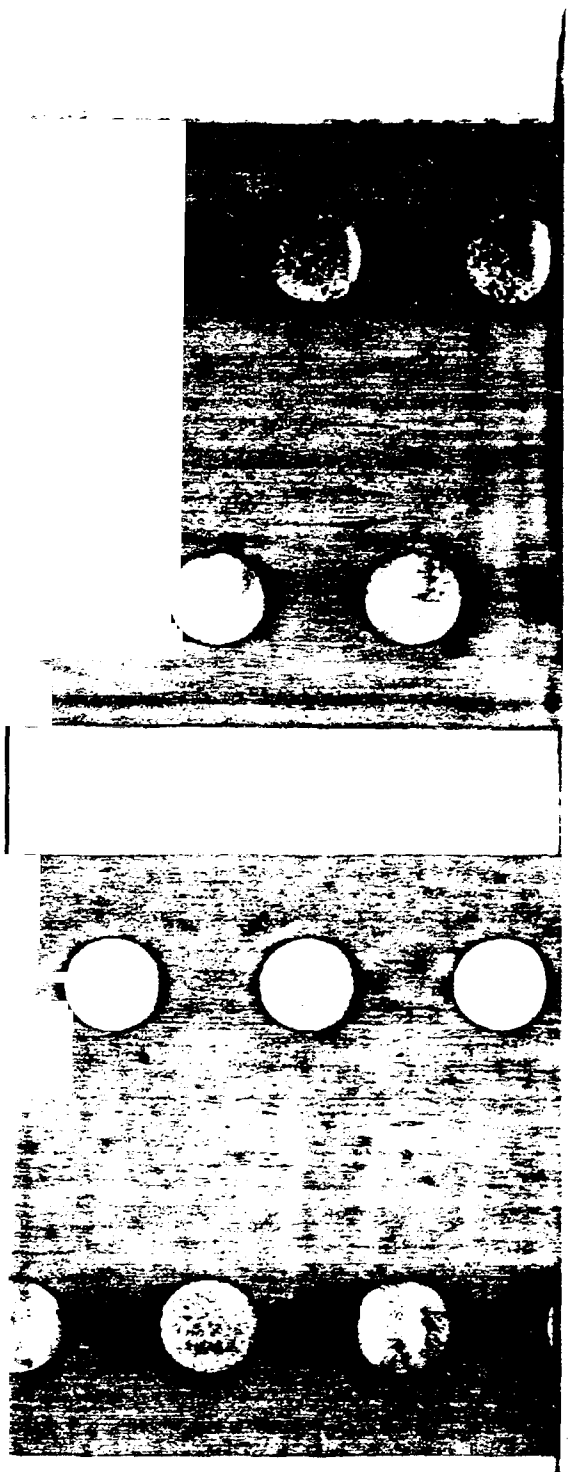
Being the same property conveyed to Martha N. Noel by deed from A. E. Williamson and husband, George L. Williamson, of record in Book 2197, page 271, said Register's Office. The said Martha N. Noel having died, Martha N. Bowen and Mary N. Kershaw each received a one-half interest in the property as devisees under the will of Martha N. Noel, of record in Will Book 163, page 846, said Probate Court Clerk's Office.

3144 05/04 0101 03CHECK 713.75

30438

IDENTIFICATION

MAY 4 2 45 PM '89



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7833 PAGE 623

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
212500.00
CON TX 701.25
PRFEE 0.50
WDEED 12.00
TOTAL ~~713.75~~
CHECK ~~713.75~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/04/89 01 14:46 0001 3144

30438

IDENTIFICATION REFERENCE

MAY 4 2 45 PM '89

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TENN.

No. 206608