STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,000.00

Cynthia Kay Donnell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May, 1989.

John R. Cheadle Sr.
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

John R. Cheadle, Sr. THIS INSTRUMENT WAS PREPARED BY
Attorney at Law, 129 Second Avenue, North, Nashville, TN, 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ross Maynard (NAME)	SAME (NAME)	Map 091-16-0
4414 Park Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Tract 28
Nashville, Tenn 37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Cynthia Kay Donnell, as trustee in trust for the use and benefit of Amy Lynn Donnell,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ross Maynard

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 part of the Plan of Charlotte Park Company's First Addition (part of the tract marked "Exchange Building"), as of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, and described according to survey of John Kohl, dated June 4, 1971, as follows:

Beginning at a point on the northerly boundary of Park Avenue (formerly First Avenue), said point being located 360.5 feet west of the westerly boundary of 44th Avenue (said point of beginning has been erroneously described in prior deeds as 460.5 feet); thence northwardly 150 feet to the southerly margin of a 25-foot alley; thence westwardly with said alley 50 feet to a point; thence southwardly 150 feet to a point on the northerly boundary of Park Avenue; thence with said boundary eastwardly 50 feet to the beginning.

Being the same property conveyed to Lewis E. Donnell and wife, Eula A. Donnell, by deed from Clinton Goodman and wife, Sammie Goodman, of record in Book 4591, page 826, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Lewis E. Donnell by quitclaim deed from Eula A. Donnell of record in Book 6415, page 340, Register's Office for Davidson County, Tennessee. The said Eula A. Donnell having since died, predeceasing the said Lewis E. Donnell. And being the same property devised to Cynthia Kay Donnell, as Trustee in trust for the use and benefit of Amy Lynn Donnell under the will of Lewis E. Donnell, deceased, as of record in Will Book 163, page 258, Probate Court for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 4414 Park Place, Nashville, TN, 37209
(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 my hand this 26th day of May, 1989.

Cynthia Kay Donnell, as Trustee in Trust for the use & benefit of Amy Lynn Donnell

Cynthia Kay Donnell, as trustee in trust for the use and benefit of Amy Lynn Donnell

Davidson County) BOOK PAGE 861

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cynthia Kay Donnell, as trustee in trust for the use and benefit of Amy Lynn Donnell,

the 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 26th day of May 1989.

Commission expires 1-9-91

Notary Public

STATE OF TENNESSEE)
Davidson County)

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

CYNTHIA KAY DONNELL, as trustee in trust for the use and benefit of Amy Lynn Donnell

TO

ROSS MAYNARD

36480

IDENTIFICATION REFERENCE

MAY 26 2 43 PM '89

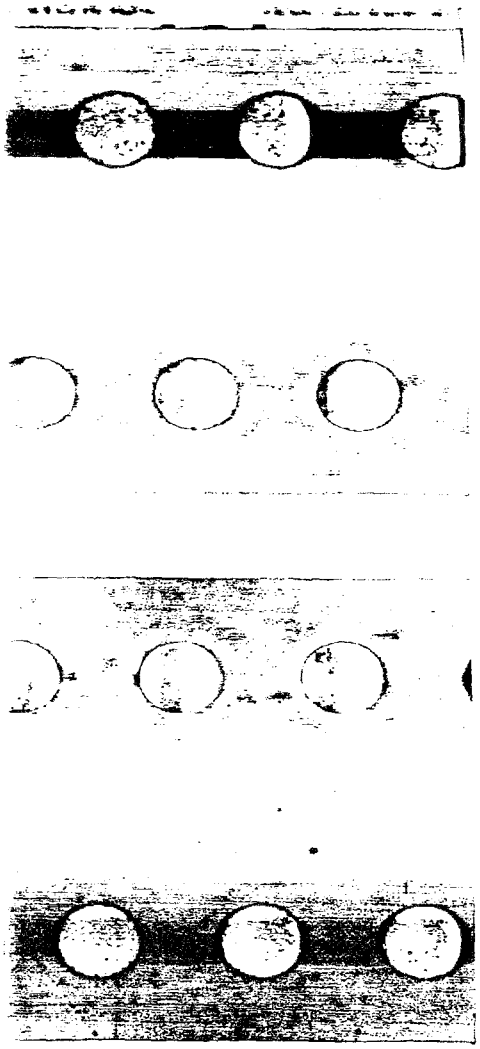
REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

0402 05/26 0101 03CHECK 181.40

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 7850 PAGE 862

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	53000.00
CON TX	174.90
PRFEE	0.50
MDEED	6.00
TOTAL	181.40
CHECK	181.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/26/89 01 14:45 0001 0402

36480

IDENTIFICATION

MAY 26 2 44 PM '89

No. 213779