This Instrument Prepared By:
John M. Jordan, Attorney at Law
One Burton Hills Boulevard
Suite 220
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $445,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of May, 1989.

Notary Public
My Commission Expires:
January 11, 1992

37712

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WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Mary Anne Nyquist
2225 Woodmont Boulevard
Nashville, Tennessee 37215

SEND TAX BILLS TO: Same as Above

MAP-PARCEL NUMBERS: 117-10-13

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Ellen Julie Neal, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mary Anne Nyquist hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Land in the Seventh Civil District of Davidson County, Tennessee, being Lot Number 1 of the plat of the property of Joseylee Edney Smith prepared by Parrish and Ragan, Inc., as of record on February 4, 1974 in Book 4350, page 71, Register's Office for Davidson County, Tennessee. Said land containing approximately 1.25 acres, having a house thereon and fronting on the South side of Woodmont Boulevard with 237.20 feet. The property is more particularly described as follows:

Beginning at a point at the Northwest corner of Lot Number 1 of the aforementioned plat and proceeding South 86 deg. 30' East 237.20 feet to a point and thence South 3 deg. 37' 10" West 229.69 feet to a point and thence North 86 deg. 35' 40" West 236.73 feet to a point and thence North 3 deg. 26' 00" East 230.11 feet to the point of beginning.

Being the same property conveyed to Ellen Julie Neal by Quitclaim Deed from James F. Neal, of record in Book 6231, page 149, Register's Office of Davidson County, Tennessee.

This is improved property, known as 2225 Woodmont Boulevard, Nashville, Tennessee 37215.

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 30th day of May, 1989.

Ellen Julie Neal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John M. Jordan, a Notary Public in and for said County and State, the within named Ellen Julie Neal, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 30th day of May, 1989.

Notary Public

My Commission Expires: January 11, 1992

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7854 PAGE 909

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 445000.00
				CON TX 1468.50
				PRFEE 0.50
				WDEED 6.00
				TOTAL 1475.00
				CHECK 1475.00
06/02/89	01		09:36 0001	085A

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37712

JUN 29 33 AM '89

No. 215229