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

BOOK 7867 PAGE 180

ADDRESS NEW OWNER:

PAUL F. ROHLAN
1123 STOCKELL STREET
NASHVILLE, TN 37207

MAP/PARCEL NUMBER:

MAP 82-3
PARCEL 188

5992 06/19 0101 03[illegible] 11[illegible]

SEND TAX BILLS TO:
SAME

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00, THIS 14TH DAY OF JUNE, 1989.

Paul F. Rohlan
AFFIANT

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

Notary Public
My commission expires: 5-24-92

41947

RECEIVED FOR RECORD
JUN 19 8 31 AM '89

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, RALPH H. DRAKE , hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said PAUL F. ROHLAN ET UX, PEGGY E. ROHLAN, 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 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 1123 STOCKELL STREET, NASHVILLE, TN 37207.

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.

RUBYE DRAKE, wife of the Grantor herein, joins in this conveyance for the sole purpose of conveying any right, title and interest she may have in the property described herein, marital or otherwise.

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 our hands this 14th day of June, 1989.

Ralph H. Drake

RALPH H. DRAKE

Rubye Drake

RUBYE DRAKE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RALPH H. DRAKE ET UX, RUBYE DRAKE, the within named bargainor, with whom I am personally acquainted (or who proved upon satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, on this the 14th day of June, 1989.

Denise C. Allen

notary public

My commission expires: 5-11-93

EXHIBIT 'A'

BOOK 7867 PAGE 182

BEING Lot NO. 121 on the Plan of the Benedict Land Company's Subdivision, of record in Book 332, page 40, Register's Office for said County:

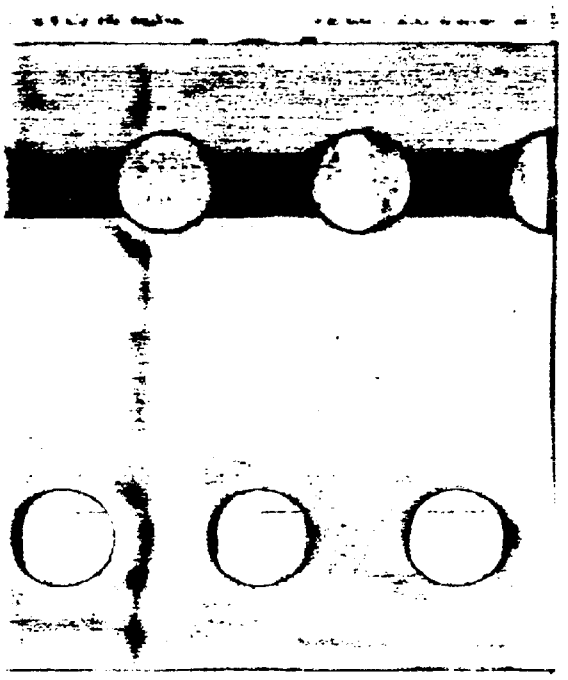
SAID Lot No. 121 fronts 50 feet on the easterly side of Stockell Street and runs back between parallel lines 170 feet to an alley.

BEING the same property conveyed to Ralph H. Drake by Warranty Deed from Minnie T. Richmond, an unmarried person, of record in Book 7666, page 829, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for the year 1989 and all future years.

2. Plat of record in Book 332, page 40, Register's Office for Davidson County, Tennessee.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

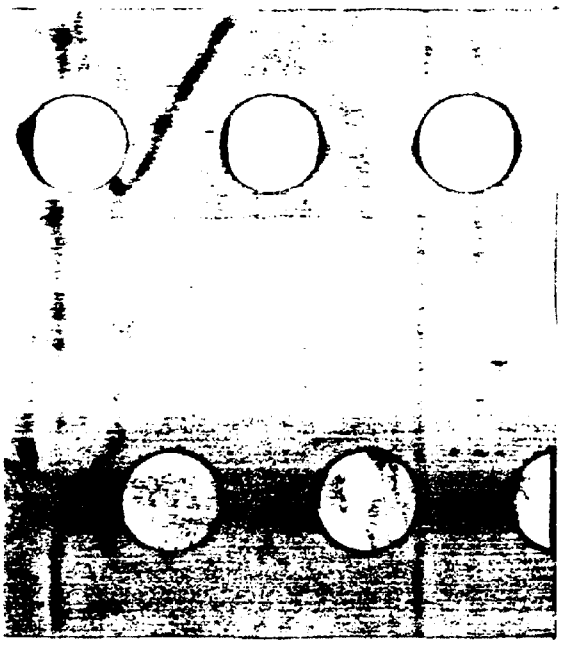
FOR _____

BOOK 7867 PAGE 183

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
				CAPT 35000.00
				DEN TX 115.50
				PRFEE 0.50
				MISCED 9.00
				TOTAL 125.00
				CHECK 125.00

06/19/89 01 [illegible]34 0001 5772



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41947

JUN 19 8 31 AM '89

No. 220305

RECORDERS MEMO

LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED