**THIS INSTRUMENT PREPARED BY INFORMATION FURNISHED BY THE PARTIES HERETO.

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

ADDRESS NEW OWNER:
R. WAYNE ELDRIDGE
249 MADISON BLVD.
MADISON, TN 37115

MAP/PARCEL NUMBER:
MAP 52-1
PARCEL 202

BOOK 7874 PAGE 640

SEND TAX BILLS TO:
SAME

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00.

R. Wayne Eldridge
AFFIANT

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

Notary Public
My commission expires: 5-22-92

RUSH

44478

RECEIVED
JUN 27 12 01 PM '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, LEONARD ELDRIDGE, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said R. WAYNE ELDRIDGE, hereinafter referred to as GRANTEE, HIS 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 249 MADISON BLVD., MADISON, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HIS 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.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEE, HIS successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 15 day of June, 1989.

Leonard Eldridge

Leonard Eldridge

STATE OF TENNESSEE :

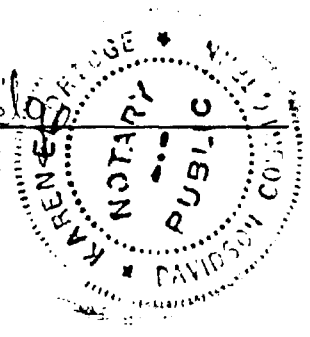
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leonard Eldridge, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 15 day of June, 1989.

Karen Eldridge

notary public



My commission expires: 3/11/91

EXHIBIT 'A'

9076 06/27 0101 03CHECK 125.00

BEING Lot No. 11 and the westerly 20 feet on Lot No. 12 of Block "F" on the Revised Plan of Power and Roth's Madison Park Subdivision, as shown of record in Book 843, page 7, Register's Office for Davidson County, Tennessee.

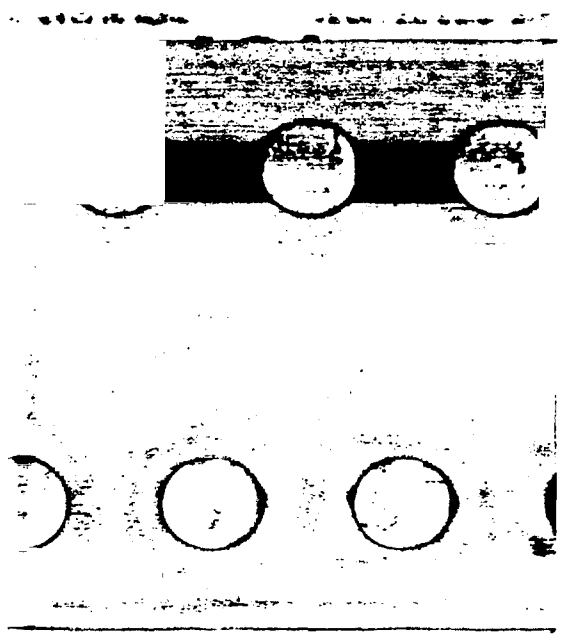
SAID Lot No. 11 fronts 51.3 feet on the northerly side of Madison Boulevard and runs back 235 feet on the easterly line and 223.5 feet on the westerly line to a dead line in the rear on which it measures 50 feet; and being the same property conveyed to John L. Rich and wife Daisy Lamberth Rich, by deed from J. W. Rding and wife, of record in Book 1286, page 157, Register's Office for Davidson County, Tennessee. The said Daisy Lamberth Rich having since deceased.

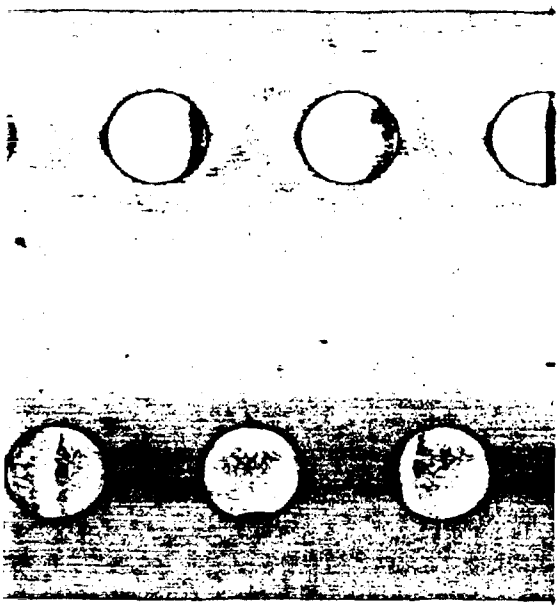
SAID westerly 20 feet of Lot No. 12 fronts 20 feet on the northerly side of Madison Boulevard and runs back 235 feet on the westerly line and 239 feet, more or less, on the easterly line to a dead line in the rear on which it measures 20 feet.

BEING the same property conveyed to Leonard Eldridge by Warranty Deed from John James Butterworth et ux, Dixie A. Butterworth, of record in Book 6880, page 508, Register's Office for Davidson County, Tennessee.

Exhibit 'B'

NONE





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 7874 PAGE 643

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 35000.00
				CON TX 115.50
				PRFEE 0.50
				WDEED 9.00
				TOTAL 125.00
				CHECK 125.00

06/27/89 01 12:03 0001 9076

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44478

IDENTIFICATION REFERENCE

JUN 27 12 01 PM '89

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

No. 223362