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

BOOK 7877 PAGE 16

ADDRESS NEW OWNER:
HELEN V. VICK
412 WUE WEST AVENUE
MADISON, TN 37115

MAP/PARCEL NUMBER:
MAP 051-07-0
PARCEL 024.00

SEND TAX BILLS TO:
SAME

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,500.00, THIS 26TH DAY OF JUNE, 1989.

Helen V. Vick
AFFIANT

Subscribed and sworn to me, this the 26TH day of JUNE, 1989.

Notary Public
My commission expires: 5-14-92

45295

Jun 29 11 06 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, WE, THOMAS N. PORTER ET UX, MARY L. PORTER, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said HELEN V. VICK, hereinafter referred to as GRANTEE, HER 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 GRANTORS 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 412 DUE WEST AVENUE, MADISON, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HER successors, heirs and assigns forever, WE covenant

that WE ARE 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.

WE further covenant and bind OURSELVES and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEE, HER successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 26TH day of JUNE, 1989.

Thomas N Porter
THOMAS N. PORTER

Mary L. Porter
MARY L. PORTER

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS N. PORTER ET UX, MARY L. PORTER, 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 26TH day of JUNE, 1989.

Annie C. Coles
notary public

My commission expires: 5-11-93

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 8 on the Map of the Subdivision of the Beasley Property, Section One, not of record and described according to a survey thereof made by R.L. Montoya, dated July 11, 1977, as follows:

Beginning at a point in the north margin of Due West Avenue at the common front corner of Lots Nos. 7 and 8 on said Plan, said point being 557 feet, more or less, west of the intersection of Due West Avenue and Saunders Avenue; thence along said Due West Avenue South 83 deg. 30' 59" East 115.86 feet to an iron pin; said point being the common front corner of Lots 8 and 9; thence with the line between said lots 8 and 9 North 6 deg. 25' 00" East 349.86 feet to an iron pin; thence North 83 deg. 30' 59" West 115.0 feet to an iron pin said point being the common rear corner of Lots 7 and 8; thence with the line between said lots 7 and 8, 56 deg. 23' 41" West 349.86 feet to the point of beginning.

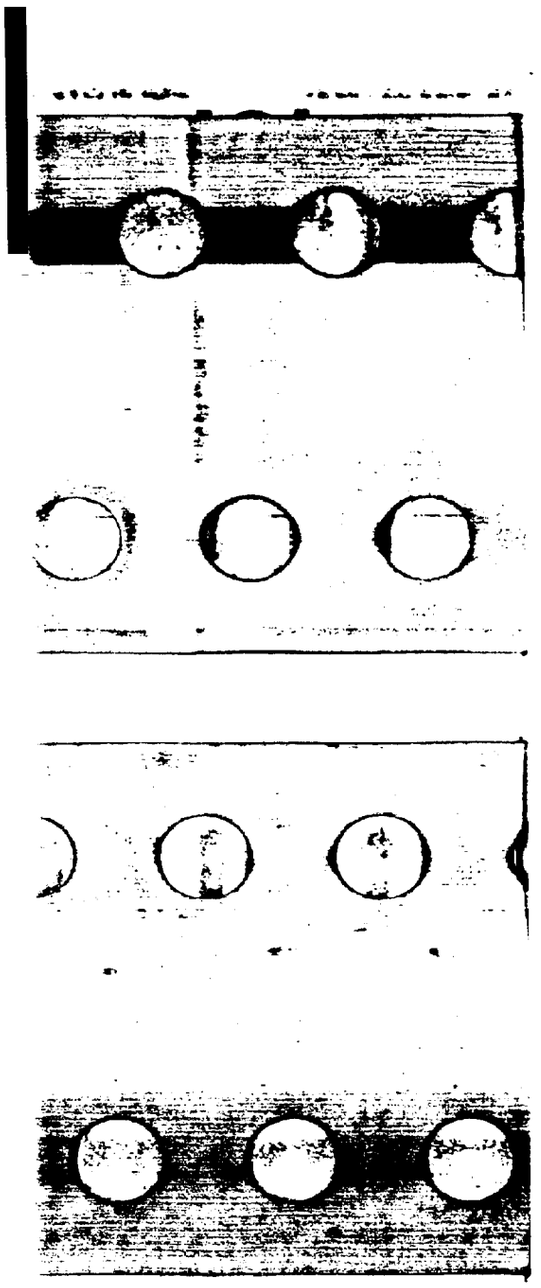
BEING the same property conveyed to Thomas Neal Porter et ux, Mary L. Porter, by Warranty Deed from Ethel Williams Pullen, an unmarried person, of record in Book 5178, page 270, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

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

2. Restrictions of record in Book 1973, pave 465, Register's Office for Davidson County, Tennessee.

3. Unrecorded easements for roads and utilities, if any.



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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 78500.00
				CON TX 259.05
				PRFEE 0.50
				WDEED 9.00
				TOTAL 268.55
				CHECK 268.55
			06/29/89 01	11:08 0001 0061

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45295

IDENTIFICATION REFERENCE

JUN 29 11 06 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 224341