Box 44

6261 o.

BOOK 7923 PAGE 112

IDENTIFICATION REFERENCE

AUG 31 2 59 PM '89

DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $151,810.00.

Cathy M High
Affiant

Subscribed and sworn to before me this 31st day of August, 1989.

Julia C. Hunt
Notary Public

My Commission expires: 9/12/89

This instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Cathryn Marie High and Cynthia Lee Ledgerwood	SAME 1916 CROMWELL DR. NASHVILLE, TN 37215	Map 158-07 Parcel 008

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, James Bow, Joe Kraft and Mitchell Magid, Sr., Trustees under the will of Maxine Wilson Bow, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Cathryn Marie High and Cynthia Lee Ledgerwood, as JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 105 on the Plan of Hillsboro Park, Section 3, as of record in Book 2663, Page 94, Register's Office for said County, described as follows:

Beginning at a point on the easterly margin of Cromwell Drive, at the common corner of Lots Nos. 105 and 106 of said plan; thence with line between said Lots 105 and 106 eastwardly 467.5 feet to a point; thence N. 11 degrees 28' W. 32.0 feet; thence N. 22 degrees 42' E. 91.1 feet; thence N. 62 degrees 17' W. 476.3 feet to the southeasterly margin of Pinehurst Drive; thence with same southwestwardly 246.4 feet to the beginning of a curve; thence around said curve having a radius of 25 feet, southwardly 35.7 feet to the easterly margin of said Cromwell Drive; thence with same southwardly 176.3 feet to the beginning.

Being the same property conveyed to Maxine Ledgerwood by deed from Estes-Taylor Company of record in Book 4333, Page 124, Register's Office for Davidson County, Tennessee. The said Maxine Ledgerwood being one and the same as Maxine Wilson Bow. The said Maxine Wilson Bow having since died, her will having been probated of record in Will Book 149, page 254, Probate Court Clerk's Office for Davidson County, Tennessee. James Bow, Executor of the Estate of Maxine Wilson Bow, deceased, having quitclaimed said property to James Bow, Joe Kraft and Mitchell Magid, Sr., Trustees under the will of Maxine Wilson Bow by Executor's quitclaim deed of record in Book 6787, Page 627, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1989 taxes, which have been prorated and assumed by Grantees.

2. Plan of record in Book 2663, page 94, Register's Office for Davidson County, Tennessee.

3. Easement for transmission line granted to United States of America of record in Book 2276, page 402, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1916 Cromwell Drive, 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, theirs heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under said Grantors, but not otherwise.

WITNESS our hands this 31 day of August, 1989.

Joe Kraft, Trustee

James Bow, Trustee

Mitchell Magid, Sr., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe Kraft, Trustee, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 25th day of August, 1989.

Sandra D. Wilkins
Notary Public

My Commission Expires: 11-21-92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Bow, Trustee, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 28th day of August, 1989.

Ann B. Dempsey
Notary Public

My Commission Expires: My Commission Expires Jan. 11, 1992

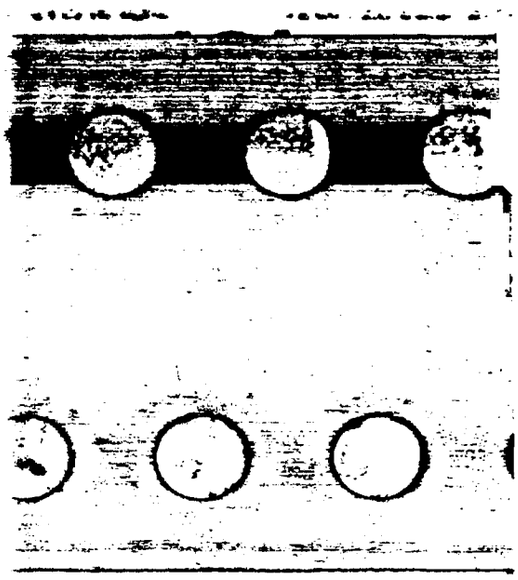
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

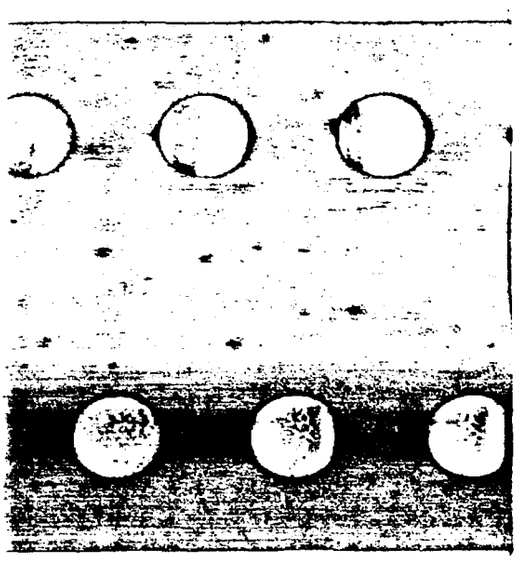
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mitchell Magid, Sr., Trustee, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 25th day of August, 1989.

Ann B. Dempsey
Notary Public

My Commission Expires: _____ My Commission Expires Jan. 11, 1992





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

RECEIVED OF _____

FOR _____

BOOK 7928 PAGE 115

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
151810.00
CON TX 500.94
PRFEE 1.00
~~MTGFEE 9.00~~
~~TOTAL 510.94~~
CHECK 510.94
08/31/89 01 15:01 0001 1436

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6261.6

IDENTIFICATION REFERENCE

AUG 31 2 59 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 244529