WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Tommy Owen and wife, Thelma Owen 8599 COOPERTOWN RD. JOELTON, TENN. 37080	SAME	71-16-309 71-16-308 71-16-307 71-16-306 71-16-305

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $59,500.00.

Floyd Thomas Owen
Affiant

Subscribed and sworn to before me this 22nd day of Nov. 1989.

Notary Public

My Commission Expires:
1/21/90

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, R. L. EATHERLY, TRUSTEE, with full power to sell, transfer, convey and encumber without the joinder of any beneficiary, hereinafter referred to as Grantor, have bargained and sold, and by these presents do transfer and convey unto TOMMY OWEN and wife, THELMA OWEN, hereinafter referred to as Grantees, their heirs, successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

Parcel I:

Land in Davidson County, Tennessee, being Lot No. 14 on the Map of Thornby Place, as of record in Book 332, Page 3, Register's Office for said County.

Said Lot No. 14 fronts 65 feet on the westerly side of McFerrin Avenue and runs back between parallel lines with the northerly margin of West McKennie, formerly Dayton Avenue, 145 feet to an alley.

The above legal description includes, but this conveyance excludes a portion of the described property conveyed to the State of Tennessee for the use and benefit of Department of Highways as described in a Warranty Deed of record in Book 4066, page 64, Register's Office for Davidson County, Tennessee, to which reference is here with made for a legal description.

Parcel II:

Land in Davidson County, Tennessee, being part of Lot No. 15 on the Map of Thornby Place, as of record in Book 332,

page 3, Register's Office for said County.

Said part of Lot No. 15 fronts 50 feet on the westerly side of McFerrin Avenue, as widened, and runs back 119 feet, more or less, on the northerly line and 116.68 feet, more or less, on the southerly line to an alley, measuring 50 feet thereon. (Reference is made to State of Tennessee right of way Warranty Deed of record in Book 4088, page 581, Register's Office for Davidson County, Tennessee, for a legal description.)

Parcel III:

Land in Davidson County, Tennessee, being Lot No. 16 and the southerly 10 feet of Lot No. 17 of Thornby Place, as of record in Book 332, page 3, Register's Office for said County.

Said Lot No. 16 and the southerly 10 feet of Lot No. 17 front 60 feet together on the westerly side of McFerrin Avenue, and run back between parallel lines, 145 feet to an alley.

The above legal description includes, but this conveyance EXCLUDES a portion of the described property conveyed to the State of Tennessee for the use and benefit of the Department of Highways as described in a Warranty Deed of record in Book 4078, page 424, Register's Office for Davidson County, Tennessee, to which reference is herewith made for a legal description.

Parcel IV:

Land in Davidson County, Tennessee, being part of the northerly 40 feet of Lot No. 17 on the Map of Thornby Place, as of record in Book 332, page 3, Register's Office for said County.

Said part of said Lot fronts 40 feet on the westerly side of McFerrin Avenue, as widened, and runs back 121.68 feet, more or less, on the northerly line and 120.75 feet, more or less, on the southerly line to a newly constructed unnamed street right of way line (formerly an alley) in the rear. (Reference is made to State of Tennessee right of way Warranty Deed of record in Book 4064, page 442, Register's Office for Davidson County, Tennessee, for a legal description.)

Parcel V:

Land in Davidson County, Tennessee, being part of Lot No. 18 on the Plan of Thornby Place, as of record in Book 332, page 3, Register's Office for said County.

Said part of Lot No. 18 begins at a point in Elizabeth Sloan's southeast corner, said point being also the northeast corner of the northerly 40 feet of Lot No. 17 and runs westerly along the boundary of Lot No. 17, 122.65 feet, more or less, to the right of way boundary of an unnamed street (formerly an alley); thence northerly 50 feet, more or less, along the easterly boundary of the unnamed street (formerly an alley) to a point; thence northeasterly 18 feet, more or less, to a point in the southerly margin of Mile End Avenue; thence easterly 100 feet, more or less, along the southerly margin of Mile End Avenue to a point; thence southeasterly 13 feet, more or less, to a point in the northeasterly margin of McFerrin Avenue; thence southerly along McFerrin Avenue 54 feet, more or less, to the point of beginning. (Reference is made to State of Tennessee right of way of record in Book 4083, page 66, Register's Office for Davidson County, Tennessee.)

Being all of the same property conveyed to R. L. Eatherly, Trustee, with full power to sell, transfer, convey and encumber without the joinder of any beneficiary, by deed from James A. Carney and wife, Edith A. Carney of record in Book 5774, page 512, Register's Office for Davidson County, Tennessee.

Subject to the following:

1. Easement for slope conveyed to State of Tennessee, Department of Highways, of record in Book 4066, page 64, Register's Office for Davidson County, Tennessee. (Parcel 1, Lot 14).

2. Easement for slope conveyed to State of Tennessee, Department of Highways, of record in Book 4088, page 581, said Register's Office. (Parcel II, Lot 15)

3. Easement for slope conveyed to State of Tennessee, Department of Highway of record in Book 4078, page 424, said Register's Office. (Parcel III, Lot 16)

4. Easement for slope conveyed to State of Tennessee, Department of Highways, of record in Book 4064, page 442, said Register's Office. (Parcel IV, Lot 17)

5. Easement for slope conveyed to State of Tennessee, Department of Highways, of record in Book 4083, page 66, said Register's Office. (Parcel V, Lot 18)

6. Limitation of Access Agreement of record in Book 5377, page 337, Register's Office for Davidson County, Tennessee. (Parcels I, II, III, IV and V, Lots 14, 15, 16, 17 and 18)

This is unimproved property, known as McFerrin Avenue, Nashville, Tennessee

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, successors and assigns forever, and I do covenant with the said Grantees that I am seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as above mentioned.

AND I, the said Grantor do further covenant and bind myself, and my heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 29 day of November, 1989.

R. L. Eatherly, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29th day of November, 1989, before me personally appeared R. L. EATHERLY, TRUSTEE, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal, at office in Nashville TN, this 29th day of November, 1989.

Teresa A Smith
Notary Public

My Commission Expires:
1/20/90

AG/tas/E1295.137

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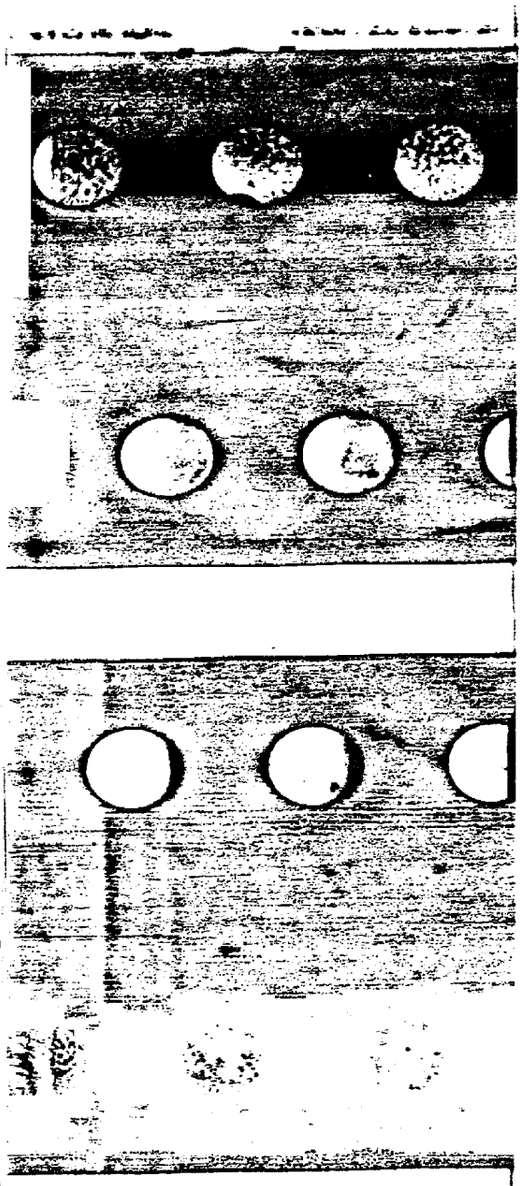
IDENTIF. REFERENCE

Nov 29 3 32 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

RUSH

8489 11/29 0101 03CHECK 209.35



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

RECEIVED OF _____

FOR _____

BOOK 7994 PAGE 289

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 59500.00
CON TX 196.35
PRFEE 1.00
WDEED 12.00
TOTAL 209.35
CHECK 209.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 31 0001 8489

85 4 7 8

IDENTIF. REFERENCE

Nov 29 3 32 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 271270