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

Mail:

ADDRESS NEW OWNER:

WALTER LEWIS ET UX
155 OAK VALLEY DRIVE
NASHVILLE, TN 37207

MAP/PARCEL NUMBER:

MAP 60-3
PARCEL 110

SEND TAX BILLS TO:

AMSOUTH MORTGAGE CORP.
P.O. BOX 847
BIRMINGHAM, ALABAMA 35201

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,000.00, THIS 20th DAY OF DECEMBER, 1989.

x Walter Lewis
AFFIANT

Subscribed and sworn to me, this, the 15TH day of DECEMBER, 1989.

Notary Public
My commission expires: 5-12-92

STATE OF TENNESSEE

9 1 0 1 6.

IDENTIFICATION REFERENCE

DEC 21 9 39 AM '89

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

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, including a certain indebtedness from Ralph B. Lorthridge et ux, Gertrude E. Lorthridge, to Collateral Investment Company, of record in Book 5123, page 377, Register's Office for Davidson County, the liability for which the Grantees hereby expressly assume and hold Grantors harmless from same, the receipt and sufficiency of which are hereby expressly acknowledged, WE, JOHN W. MITCHELL ET UX, SARAH K. MITCHELL, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said WALTER LEWIS ET UX, JOANN LEWIS, 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 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 155 OAK VALLEY DRIVE, 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, 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 GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 10TH day of DECEMBER, 1989.

John W. Mitchell
JOHN W. MITCHELL

Sarah K. Mitchell
SARAH K. MITCHELL

Walter Lewis
WALTER LEWIS

JoAnn Lewis
JOANN LEWIS

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN W. MITCHELL ET UX, SARAH K. MITCHELL, the within named bargainors, with whom I am personally acquainted (or who proved TO ME 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 10TH day of DECEMBER, 1989.

Dianne C. Alexander
notary public

My commission expires: 05-11-92

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALTER LEWIS ET UX, JOANN LEWIS, the within named bargainors, with whom I am personally acquainted (or who proved TO ME 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 20th day of December, 1989.

Dianne C. Alexander
notary public

My commission expires: 05-11-92

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Oak Park, Section I, of record in Book 3600, page 84, Register's Office for said County.

Said Lot No. 79 fronts 100 feet on the northerly margin of Oak Valley Drive and extends back 168 feet on the westerly line and 154 feet on the easterly line, to a line in the rear, measuring 101.02 feet thereon.

Being the same property conveyed to John W. Mitchell et ux, Sarah K. Mitchell, by Warranty Deed from Ralph B. Lorthridge et ux, Gertrude E. Lorthridge, of record in Book 7066, page 224, Register's Office for Davidson County, Tennessee.

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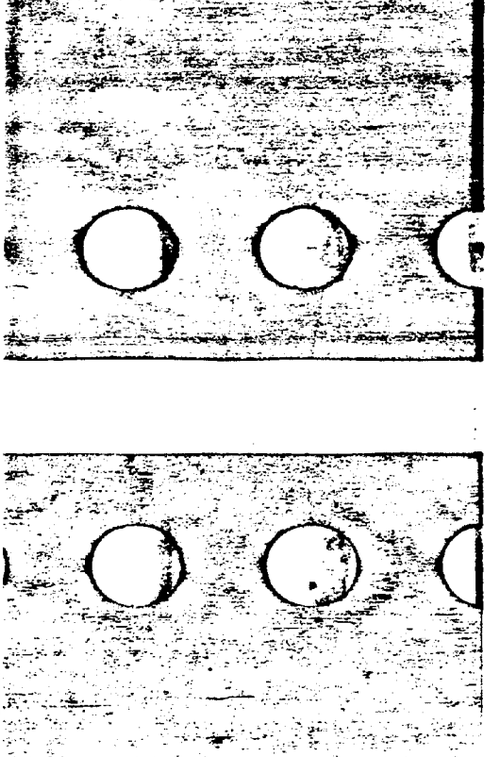
EXHIBIT 'B'

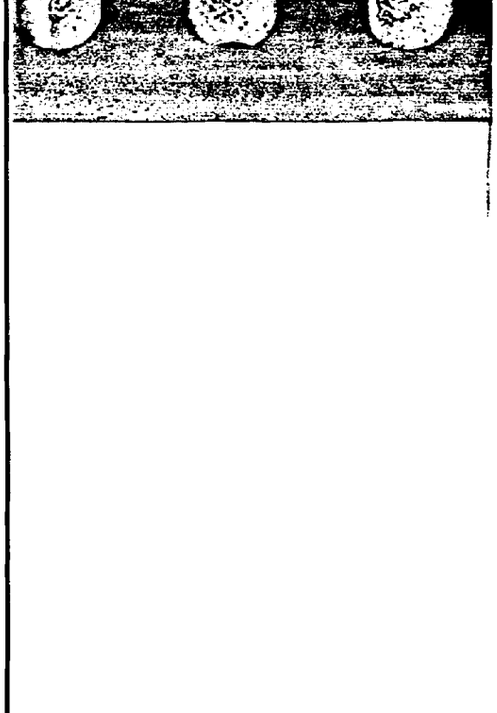
1. Real property taxes for 1990 and all future years.

2. Restrictions of record in Book 3821, page 343, as amended in Book 3865, page 403, and Book 3864, page 82, said Register's Office.

3. Exceptions to Plat of record in Book 3600, page 84, said Register's Office, which include a 30 foot minimum building setback line from Oak Valley Drive, a 10 foot public utility and drainage easement along the rear of the lot, a 2.5 X 30-foot utility anchor easement at the southwest corner of the lot and a sewer easement approximately 25 feet along the east lot line.

4. Deed of Trust from Ralph B. Lorthridge et ux, Gertrude E. Lorthridge, to P.E. Davis, Trustee, of record in Book 5123, page 377, said Register's Office, to secure to Collateral Investment Company the payment of one note dated February 25, 1977, in the original principal amount of $35,600.00, due and payable as set forth therein.





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

RECEIVED OF _____

FOR _____

BOOK 8009 PAGE 635

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
				DAMT 59000.00
				DON TX 194.70
				PRFEE 1.00
				MTEED 9.00
				TOTAL 204.70
				CHECK 204.70
12/21/89		01		09:39 0001 5757

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9. 1. 0. 1. 6.

IDENTIFICATION REFERENCE

DEC 21 9 39 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 277931