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

JAN 8 12 27 PM '90

IDENTIFICATION REFERENCE

9 4 6 0 4

ADDRESS NEW OWNER:

JUANITA HOWELL
412 GALLATIN ROAD SOUTH
MADISON, TN 37115

MAP/PARCEL NUMBER:

MAP 52-1
PARCEL 139.00

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SEND TAX BILLS TO:

SAME

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,500.00.

Juanita Howell
AFFIANT

Subscribed and sworn to me, this the 5th day of January, 1990.

Denise C. Allis
Notary Public
My commission expires: 4-5-92

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, LYNNIE JUAREZ AND MINDEL KADIS, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said JUANITA HOWELL, A WIDOW, 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 unimproved property known as LOT 139, NEELY'S BEND ROAD, 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.

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Danilo Juarez, husband of Lynnie Juarez, joins in this deed for the sole purpose of conveying any right, title and interest he may have in and to the hereindescribed property, marital or otherwise.

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 my hand this 27th day of DECEMBER, 1989.

Lynnie Juarez
LYNNIE JUAREZ

Danilo Juarez
DANILO JUAREZ (husband)

MINDEL KADIS

STATE OF NEW JERSEY :

COUNTY OF CAMDEN :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LYNNIE JUAREZ ET VIR, Lynnie Juarez et al, 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 PENNSAUKEN, NEW JERSEY, ON this the 27th day of December, 1989.

James Kauffman
notary public

LOUIS KAUFFMAN
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Sept. 17, 1994

My commission expires:

STATE OF DELAWARE :

COUNTY OF New Castle:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MINDEL KADIS ET VIR, 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 NEW CASTLE, DELAWARE, on this the 2nd day of January, 1990.

George J. Gayton
notary public

My commission expires:

EXHIBIT 'A'

BEING TRACT NO. 9 on the plan of Forest Park acreage tracts at Madison, Tennessee, as the same appears of record in Book 843, page 45, Register's Office of said County and more particularly described as follows:

Said Tract No. 9 fronts 567 feet on the east side of Forest Park Road, its northwest corner being the southwest corner of tract No. 8 and beginning at this point S 85 degrees East 381 feet and 5 inches to a point; thence S 53-3/4 degrees W. 422 feet to a point thence S 14 degrees West 295 feet to a point on said Forest Park Road.

EXCEPTED THEREFROM THE ABOVE-DESCRIBED TRACT OF LAND ARE THE FOLLOWING FIVE (5) TRACTS OF LAND:

TRACT 1: Being a part of Tract #9 on the Plan of Forest Park acreage Tracts at Madison, Tennessee, as the same appears of record in Book 843, page 45, Register's Office of Davidson County, and more particularly described as follows:

According to a survey made by Sale Drake, County Surveyor, August 29, 1936, as follows: Beginning at the easterly margin of Forest Park Road at a point 122 feet north of the northerly margin of Neely's Bend Road; thence with the easterly margin of the said Forest Park Road 150 feet to the southwest corner of the property conveyed to Dee Jennings Caldwell et ux by Deed from Mrs. Lilie Greer as recorded in Book 1055, page 252, said Register's Office; thence with the said Caldwells southerly line East 52-5/10 feet; thence south 14 degrees W. 148 feet; thence westerly 20 feet, more or less, to the beginning.

Being the same property conveyed to Clarence H. Swindle et ux, Mary Swindle, by Deed of record in Book 1148, page 45, said Register's Office.

TRACT 2: Being a part of Tract #9 on the Plan of Forest Park acreage Tracts at Madison, Tennessee, as the same appears of record in Book 843, page 45, Register's Office of Davidson County, and more particularly described as follows:

Said portion of said Tract 9 fronts one hundred (100) feet of Forest Park Road, its northwest corner beginning at a stake and hedge row, and running south with Forest Road to a stake one hundred feet (100 ft.); thence East fifty-six (56) feet, more or less, to a fence; thence North about twenty-five (25) feet running with said fence to a walnut tree; thence in a northeasterly direction running with said fence approximately three hundred (300) feet to a deadline; thence west about one hundred thirty-seven (137) feet to a wire fence; thence South about one hundred twenty-one (121) feet running with said fence to the corner post of said fence; thence west about one hundred fifty (150) feet to the beginning.
Being the same property conveyed to Alonza J. Greer et ux, Lillie Greer, by Deed from J.H. Gardenhire et ux, Ruth Gardenhire, of record in Book 954, page 592, said Register's Office.

TRACT 3: Being a part of Tract #9 on the Plan of Forest Park acreage Tracts at Madison, Tennessee, as the same appears of record in Book 843, page 45, Register's Office of Davidson County, and more particularly described as follows:

FRONTS approximately sixty five feet on the East side of Forest Park Road, and runs back in an easterly direction 150 feet more or less to a fence and being part of the same property conveyed to Grantor J.H. Gardenhire by Deed from Clearance Holman, an unmarried man recorded in Book 898, page 741, Register's Office for Davidson County, Tennessee.

Said land is further described as follows, described according to a copy of a survey made by Earle Drake County Surveyor August

29th 1936, to wit: Beginning at a point in the easterly margin of Forest Park Road, 130 feet South of the Southwest corner of Lot No. 8 thence easterly parallel to the south line of Lot No. 8 150 feet to an iron pin; thence southerly parallel to the easterly margin of Forest Park Road, 57 feet thence westerly 150 feet to the easterly margin of Forest Park Road, thence northerly 65 feet to the point of beginning.

Being the same property conveyed to B.L. Pullum et ux, Bettie L. Pullum, by Deed from J.H. Gardenhire et ux, Ruth Gardenhire, of record in Book 1107, page 618, said Register's Office.

TRACT 4: One Five room Stucco house, Forest Park Road Madison Davidson County Tennessee Being a part of Tract #9 on the Plan of Forest Park acreage Tracts at Madison, Tennessee, as the same appears of record in Book 843, page 45, Register's Office of Davidson County, and more particularly described as follows:

Beginning at an iron stake at the southwest corner of property now owned by A.E. Sparkman and wife, Mary Tom Sparkman and Annie L. Sparkman, a widow, running backward in an easterly direction approximately one hundred fifty five feet (155) feet to a fence at which an iron stake is driven thence south sixty four feet to an iron stake thence west approximately one hundred fifty five (155 feet) at which an iron stake is driven thence in a northerly direction running with said Forest Park Road sixty five feet to the beginning.

Being the same property conveyed to Ernest S. Cochran et ux, Bernice Cochran, by Deed from J.H. Gardenhire et ux, Ruth Gardenhire, of record in Book 1101, page 40, said Register's Office.

TRACT 5: Being a part of Tract #9 on the Plan of Forest Park acreage Tracts at Madison, Tennessee, as the same appears of record in Book 843, page 45, Register's Office of Davidson County, and more particularly described as follows:

BEGINNING at the northeast corner of said Sparkman's lot conveyed to him by the same Gardenhire on Oct. 21, 1934, running thence about 226 feet east to a point; thence south 53-3/4 degreed West 100 feet thence west 156 feet to the southeast corner of said Sparkman's lot conveyed to him by the said Gardenhire on Oct. 2, 1934, said lot having a 65 foot frontage on Forest Park Road.

Being the same property conveyed to A.E. Sparkman and Mrs. C.M. Sparkman, by Deed from J.H. Gardenhire et ux, Ruth Gardenhire, of record in Book 966, page 769, said Register's Office.

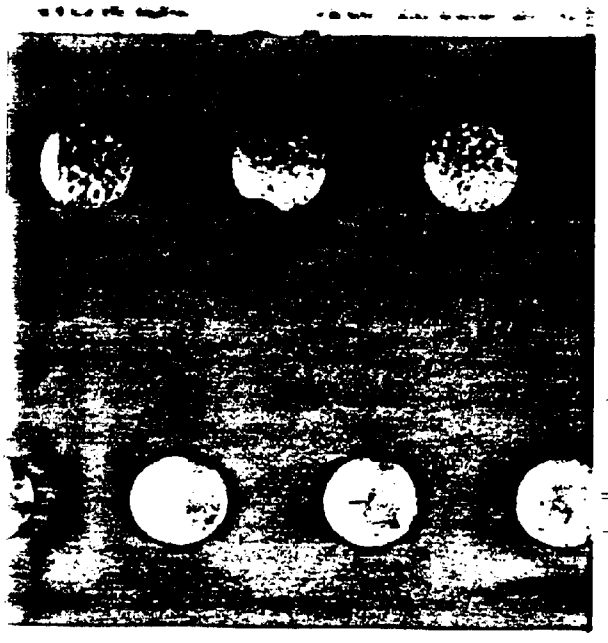
Being a portion of the same property conveyed to J.H. Gardenhire et ux, Ruth Gardenhire, by Deed from Clarence Holman, unmarried, of record in Book 898, page 741, Register's Office for Davidson County, Tennessee, the said J.H. Gardenhire having since died, the property vested solely in his widow, Ruth Gardenhire. The said Ruth Gardenhire subsequently died and by her Last Will and Testament of record in Will Book 164, page 408, Probate Court for Davidson County, Tennessee, Docket No. 91235, the property vests solely in her daughters, Lynnie Juarez and Mindel Kadis, the Grantors herein.

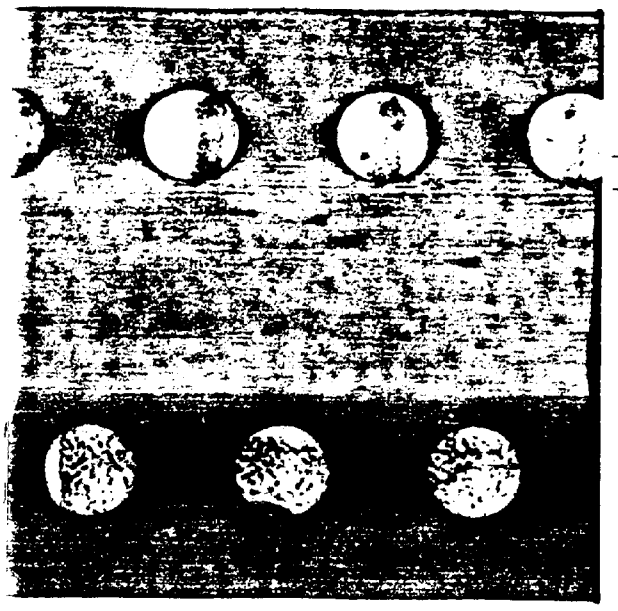
EXHIBIT 'B'

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

2. Easement for Sanitary Sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4129, page 882, Said Register's Office.

3. Plat of record in Book 843, page 45, Register's Office for Davidson County, Tennessee.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 3500.00
CON TX 11.55
PRFEE 1.00
WDEED 12.00
TOTAL 24.55
CHECK 24.55

01/08/90 01 13:25 0001 1091

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94684

IDENTIFI REFERENCE

JAN 8 1 24 PM '90

DAVIDSON COUNTY, TN

No. 282232