FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF January, 19 90

Notary Public

MY COMMISSION EXPIRES: 5/20/92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Paul G. Blankenship, Atty. 107 Point East Drive, Nashville, Tn. 37216
NAME ADDRESS

mail

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Lillian C. Pratt (NAME)	Lillian C. Pratt (NAME)	Map 61-70
1200 Richmond Fr. (STREET ADDRESS OR ROUTE NUMBER)	1200 Richmond Dr. (STREET ADDRESS)	Parcel 72
Nashville, Tn. 37216 (CITY) (STATE) (P.O. ZIP)	Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	15DZ 24955

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charmaine B. Gossett and husband Charles D. Gossett, Sr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lillian C. Pratt, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 3 on the Map of King's Subdivision, Section 1, of record in Book 1130, page 94, Register's Office for said County, described as follows:

Beginning on the norhterly margin of Richmond Drive at the southwest corner of the property conveyed to Lillian Brooks Payne by deed from J. W. Richmond, Trustee, of record in Book 1417, page 662, said Register's Office; being corner of Lots 3 and 4; thence with Payne's westerly line as follows: northwardly 168 feet, westwardly 7 feet and northwardly 57 feet to a point in the northerly margin of said subdivision; thence with same westwardly 63 feet to the corner of lots Nos 2 and 3; thence with the line between said two lots, southwardly 225 feet to the northerly margin of Richmond Drive; thence with said Drive, eastwardly 70 feet to the beginning.

Being the same property conveyed to Marguerite S. Brown and/or Louise S. Swann for and furing their joint lives and upon the death of one of the joint tenants to the survivor in fee simple, by deed from J. H. Hunter and wife, Lizzie B. Hunter, of record in Book 4149, page 333, Register's Office for said County. The said Marguerite S. Brown having since died. By quitclaim deed of record in Book 5702, page 283, Register's Office for said County, Louise S. Swann conveyed her interest in subject property to Charmaine B. Gossett, but reserving a life estate. The said Louise S. Swann having since died.

This property is sold by seller and accepted by buyer in "as is" condition and subject to tenants in possession of apartments.

unimproved ( ) This is improved (X) property, known as 1105 Richmond Fr. Nashville, Tennessee 37216
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 15th day of January, 19 90

Charmaine B. Gossett

Charles D. Gossett Sr.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Paul G. Blankenship, a Notary Public in and for said County and State, the within named Charmaine B. Gossett and husband Charles D. Gossett, Sr.

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of January, 1990.

Paul G. Blankenship
Notary Public

Commission Expires May 20, 1992

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

ATTORNEYS TITLE™ *A Minnesota Title Company*

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

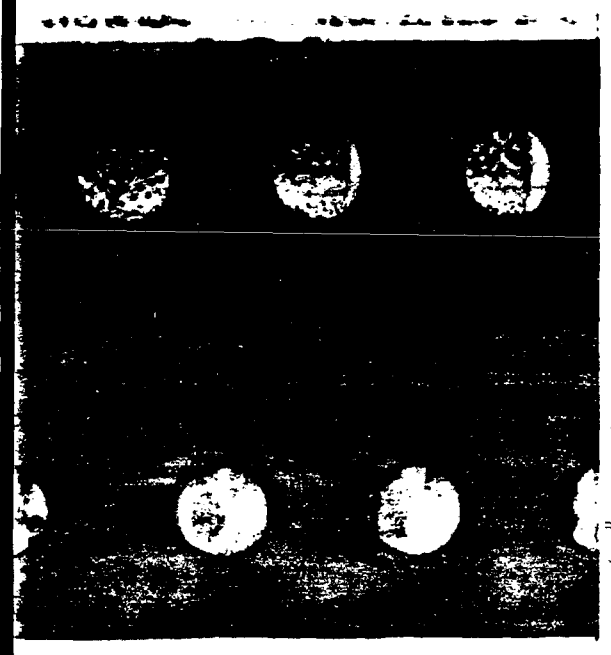
IDENTIFICATION REFERENCE

JAN 16 2 14 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

3324 01/16 0101 03CHECK 205.00

9.6.5 8.2



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

RECEIVED OF _____

FOR _____

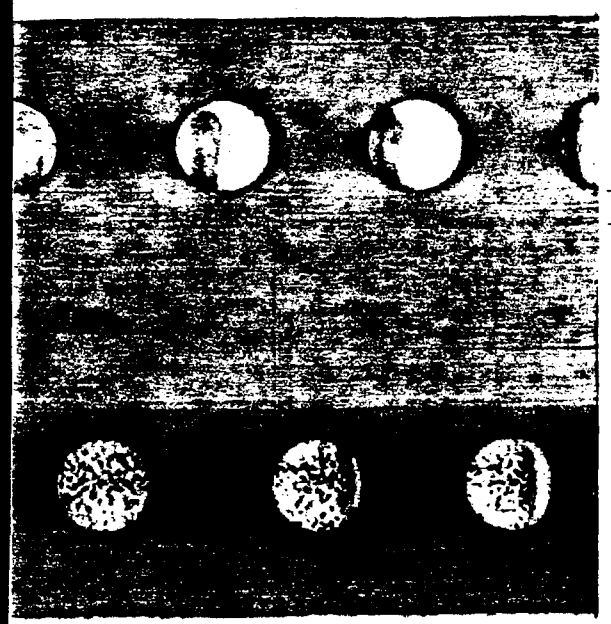
BOOK 8026 PAGE 228

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 60000.00
CON TX 198.00
PRFEE 1.00
WDEED 6.00
TOTAL 205.00
CHECK 205.00

01/16/90 01 14:14 0001 3324



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.65 8.2

IDENTIFI REFERENCE

Jan 16 2 14 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 284433