THIS INSTRUMENT PREPARED BY:

J. Allen Reynolds III
Evans, Jones & Reynolds
6th Floor
Metropolitan Federal Building
230 Fourth Avenue North
P. O. Box 3047
Nashville, Tennessee 37219-0047

mail

WARRANTY DEED

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL:
Jane C. McMackin	Jane C. McMackin	104-13
7 Peach Blossom Square	7 Peach Blossom Square	Par. 244
Nashville, TN 37205	Nashville, TN 37205	

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $352,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 16th day of January, 19 90.

Notary Public

My Commission Expires: 5-8-91.

FOR AND IN CONSIDERATION of the amount of One and No/100 Dollar ($1.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **A. B. Pearson**, and wife, **Elva Ijams Pearson**, herein called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jane C. McMackin**, herein called the GRANTEE, her 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 Lot No. 7 on the Plan of Resubdivision of Lot No. 7, Peach Blossom Square, as of record in Book 4595, page 151, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed unto A. B. Pearson, and wife, Elva Ijams Pearson, by warranty deed from Lee R. Minton, unmarried,

dated August 1, 1985, recorded in Deed Book 6620, Page 837, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. Metro taxes for 1990 prorated and assumed by GRANTEE.
2. Easement granted to City of Nashville by instrument of record in Book 1730, Page 10, said Register's office.
3. Easements, setback lines, restrictions and conditions shown on plan of record in Book 4595, Page 151, said Register's office.
4. Restrictive covenants of record in Book 4281, Page 942, said Register's office.

This is improved property, known as 7 Peach Blossom Square, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, her heirs and assigns, forever, and GRANTORS do covenant with the GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the GRANTEE, her 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.

EXECUTED ON THIS THE 16th DAY OF JANUARY, 1990.

A. B. Pearson

Elva Ijams Pearson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, J. Allen Reynolds III a Notary Public, in and for said County and State, A. B. Pearson, and wife, Elva Ijams Pearson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of January, 19 90.

NOTARY PUBLIC

J. ALLEN REYNOLDS III NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

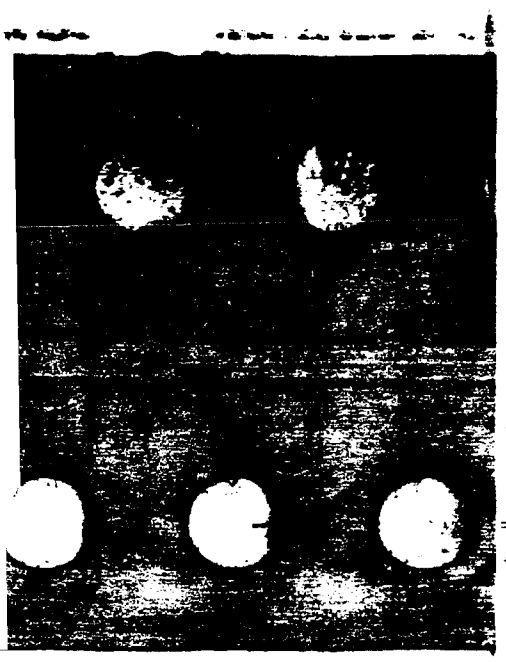
My Commission Expires: 5-8-91.

a:4093.00

9660 IDENTIFICATION REFERENCE

JAN 16 2 28 PM '90 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

351 01/16 0101 03CHECK 1170.25



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

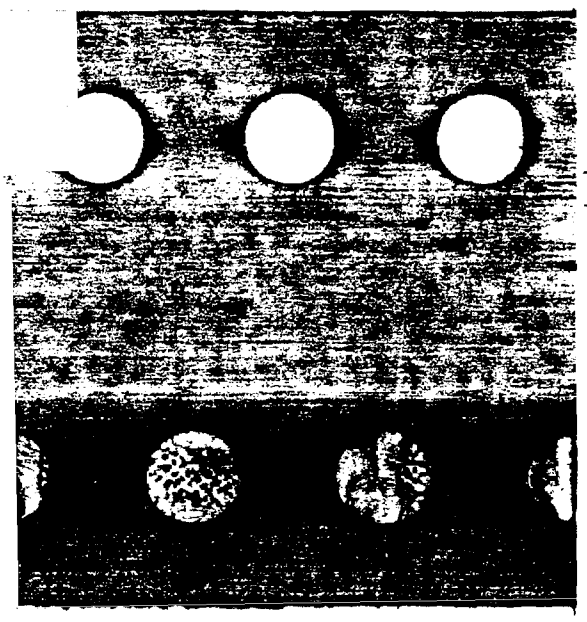
RECEIVED OF _____

FOR _____

BOOK 8026 PAGE 299

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 352500.00
CON TX 1163.25
PRFEE 1.00
WDEED 6.00
TOTAL 1170.25
CHECK 1170.25

01/16/90 01 14:28 0001 3351

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.6.6 0 8.

IDENTIFI REFERENCE

JAN 16 2 28 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 284460