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

ADDRESS NEW OWNER:

RALPH B. JUERGENS
6211 Kenwood DR
Goodlettsville, TN 37072
SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:

MAP 043-13
PARCEL 107

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $18,600.00.

Ralph B. Juergens
AFFIANT

Subscribed and sworn to me, this the 19th day of DECEMBER, 1989.

Susan C. Allen
Notary Public
My commission expires: 1-24-92

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, ROBERT A. ANDERSON, EXECUTOR OF THE ESTATE OF JAMES HOWARD WRIGHT, DECEASED, AND DAVID R. KENNEDY, CONSERVATOR OF THE ESTATE OF JONES CECIL WRIGHT, WARD, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said RALPH B. JUERGENS, hereinafter referred to as GRANTEE, HIS 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 307 MAPLE STREET, MADISON, TN 37115.

JAN 18 8 42 AM '90
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

9.9.9.8.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HIS 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 GRANTEE, HIS successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 19 day of DECEMBER, 1989.

ROBERT A. ANDERSON, EXECUTOR OF THE ESTATE OF JAMES HOWARD WRIGHT

DAVID R. KENNEDY, CONSERVATOR OF THE ESTATE OF JONES CECIL WRIGHT

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT A. ANDERSON, EXECUTOR OF THE ESTATE OF JAMES HOWARD WRIGHT, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 19th day of DECEMBER, 1989.

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, DAVID R. KENNEDY, CONSERVATOR OF THE ESTATE OF JONES CECIL WRIGHT, WARD, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 19th day of DECEMBER, 1989.

notary public

My commission expires: 05-11-92

EXHIBIT 'A'

BEING lot No. 14 of Block "C" on the Map of Forest Park Subdivision at Madison, Tennessee, as of record in Book 843, page 44, Register's Office for said County.

Said lot No. 14 fronts 50 feet on the northerly side of Maple Street and runs back between parallel lines 150 feet to a dead line.

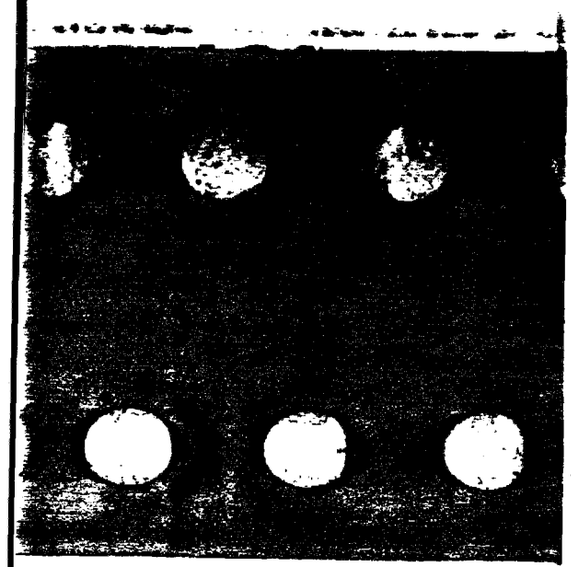
Being the same property conveyed to Jones Cecil Wright, Joe Wright and James Howard Wright, all unmarried, by Warranty Deed from Mrs. Hattie Wright, of record in Book 3071, page 543, Register's Office for Davidson County, Tennessee, reserving a life estate to herself, she having died in 1966; the said Joe Wright having since died, unmarried, leaving no will, the property vested solely in his brothers, Jones Cecil Wright and James Howard Wright as his sole surviving heirs and next of kin by operation of law. James Howard Wright has since died, unmarried, and Robert A. Anderson, Executor under the Will of James Howard Wright, deceased, has signed and executed this Deed pursuant to an Order of the Probate Court for Davidson County, Tennessee, Docket No. 92027. Said Order being of record in Minute Book 337, Page 565, Probate Court for Davidson County, Tennessee. David R. Kennedy, Conservator for the Estate of Jones Cecil Wright, WARD, unmarried, has signed and executed this deed pursuant to an order of the Probate Court for Davidson County, Tennessee, Docket No. 92028, of record in Minute Book 337, page 590, of said Probate Court.

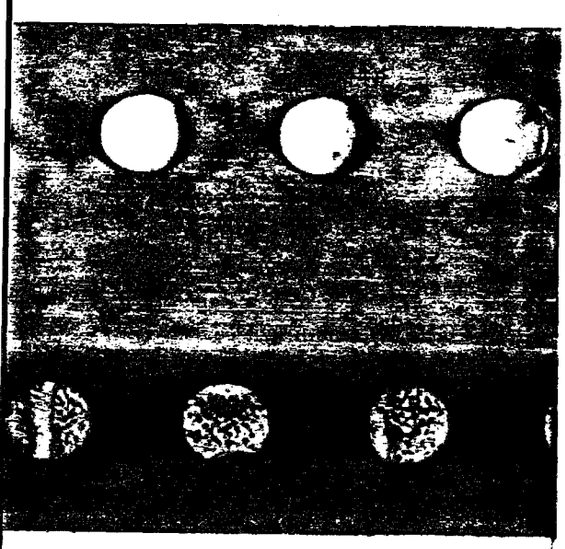
EXHIBIT 'B'

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

2. The Plan of record in Book 843, page 44, said Register's Office.

3. Easement for sanitary sewers and/or storm drainage, to Metropolitan Nashville and Davidson County, Tennessee, of record in Book 4129, page 854, said Register's Office.





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

RECEIVED OF _____

FOR _____

BOOK 8027 PAGE 428

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 18600.00
CON TX 61.38
PRFEE 1.00
WDEED 9.00
TOTAL 71.38
CHECK 71.38

01/18/90 01 08:42 0001 3852

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.6.9.9.8.

IDENTIFI REFERENCE

JAN 18 8 42 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 284951