This instrument prepared by:
CORNELIUS & COLLINS (BDM)
Suite 2900
Third National Financial Center
Nashville, Tennessee 37219

BOOK 8035 PAGE 620

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Florence S. Sadler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF January 1990

Notary Public

MY COMMISSION EXPIRES: 3/3/92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
The Exchange Clubs Center for the Prevention of Child Abuse, Inc. (NAME)	(Same) c/o Deana Claiborne (NAME)	m.118-7
(STREET ADDRESS OR ROUTE NUMBER)	2811 Columbine Place (STREET ADDRESS)	p.171
(CITY) (STATE) (P.O. ZIP)	Nashville, TN (CITY) (STATE) (ZIP)	

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, Florence S. Sadler and James P. Sadler, married persons,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO The Exchange Clubs Center for the Prevention of Child Abuse, Inc.

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 Lot No. 23, Block "D" on the Map of Berry Hill Gardens, of record in Book 1130, page 36, Register's Office for said County.

Said Lot No. 23 fronts 75 feet on the westerly side of Columbine Place and runs back between parallel lines 131.8 feet to a dead line.

Being the same property conveyed to Florence Swinney by deed from Roy Shainberg, Trustee, dated Sept. 26, 1977, of record in Book 5202, page 397, Register's Office for Davidson County, Tennessee. The said Florence Swinney is now Florence Swinney Sadler.

U U 2 5 4

IDENTIF. REFERENCE

[illegible] 469.00

unimproved ( )
This is improved (X) property, known as 2811 Columbine Place (House Number) (Street) Nashville, TN (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 30th day of January, 1990

James P. Sadler
James P. Sadler

Florence S. Sadler
Florence S. Sadler

STATE OF TENNESSEE }
Davidson County: }

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Personally appeared before me, C. Bennett Harrison, Jr., a Notary Public in and for said County and State, the within named Florence S. Sadler and James P. Sadler

the bargainor S, 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 30th day of January, 1990.

C. Bennett Harrison Notary Public

Commission Expires 3/3/92

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

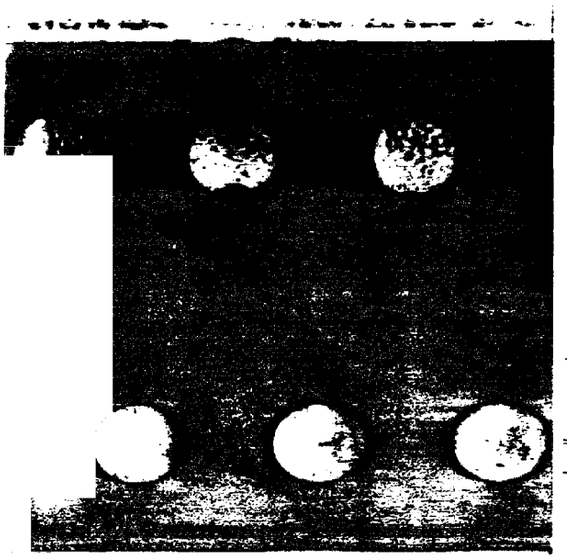
Florence S. Sadler and James P. Sadler

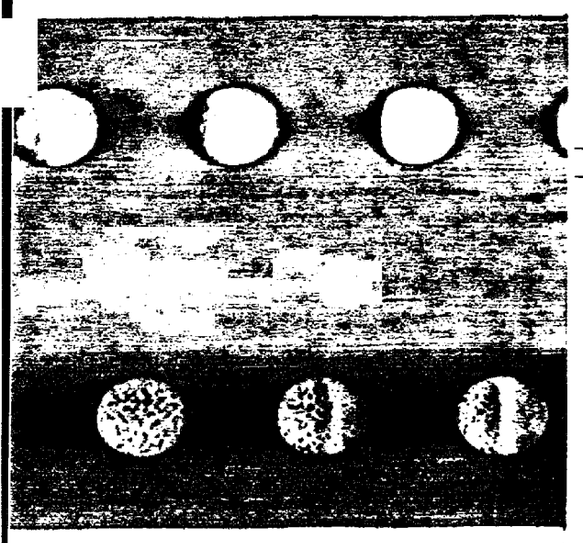
TO

The Exchange Clubs Center for the Prevention of Child Abuse, Inc.

ATTORNEYS TITLE™ A Minnesota Title Company

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





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 140000.00
CON TX 462.00
PRFEE 1.00
WDEED 6.00
TOTAL 469.00
CHECK 469.00

01/30/90 01 15:19 0001 7659

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0U254

IDENTIF. TREFERENCE

JAN 30 3 22 PM '90

DAVIDSON COUNTY TN.

No. 288715