FORM NO. WD-1

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,321.43

M.C.M.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF February, 1990.

George H. Cate, Jr.
Notary Public

MY COMMISSION EXPIRES: 7/24/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

George H. Cate, Jr., Attorney, 1101 Stahlman Building, Nashville, TN 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Marie Cotton and	SAME	Map 82-3
Mattie C. Morris	(NAME)	
127 Cleveland Street		Parcel 80
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37207		20W-02245
(CITY) (STATE) (P.O. ZIP)	(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, Bobby Frank Warren, Sr., and wife, Shirlene Rippy Warren

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marie Cotton and Mattie C. Morris, as joint tenants with mutual rights of survivorship, and not as tenants in common

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 the westerly 50 feet of the easterly 100 feet of Lots Nos. 165 and 166 on the plan of Sharpe and Horn's Second Subdivision of the Lindsley Property in Northeast Nashville as of record in Book 161, page 53, Register's Office for said County, described as follows:

Beginning on the northerly margin of Cleveland Street formerly Joy Avenue at a point 50 feet westerly from the westerly margin of North Second Street; thence with the northerly margin of Cleveland Street westerly 50 feet; thence northerly parallel with the westerly margin of North Second Street 100 feet to the line between Lots Nos. 164 and 165; thence with said line easterly 50 feet; thence southerly 100 feet to the beginning.

Being the same property conveyed to Bobby Frank Warren, Sr., and wife, Shirlene Rippy Warren by deed from H.E. McClanahan, Trustee of record in Book 5713, page 167, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to an indebtedness to H.E. McClanahan, Trustee, secured by a vendor's lien of record in Book 5713, page 167, said Register's Office, the unpaid balance of which is assumed by the Grantees.

This is unimproved ( ) improved (X) property, known as 125 Cleveland Street, Nashville, Tennessee 37207
(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 hand s this 6th day of February, 1990

Bobby Frank Warren SR
BOBBY FRANK WARREN, SR.

Shirlene Rippy Warren
SHIRLENE RIPPY WARREN

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, George H. Cate, Jr., a Notary Public in and for said County and State, the within named Bobby Frank Warren, Sr., and wife, Shirlene Rippy Warren

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 6th day of February, 19 90.

Commission Expires 7/24/93

George H. Cate, Jr. Notary Public

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

BOBBY FRANK WARREN, SR., and wife, SHIRLENE RIPPY WARREN

TO

MARIE COTTON and MATTIE C. MORRIS, as joint tenants with mutual rights of survivorship

ATTORNEYS TITLE A Minnesota Title Company

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

Q 2 0 3 7

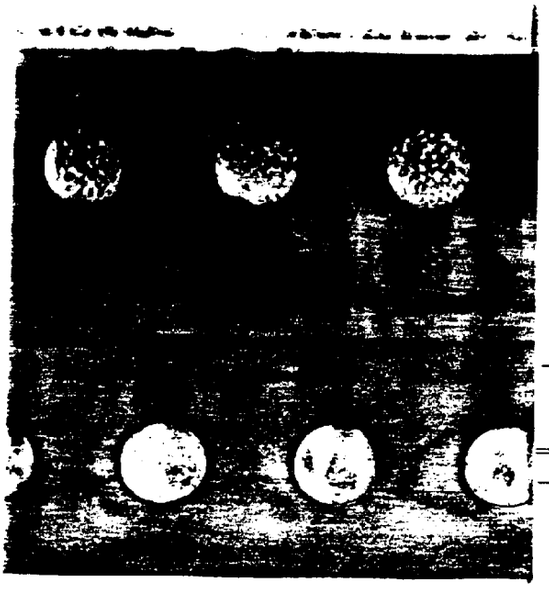
IDENTIF. REFERENCE

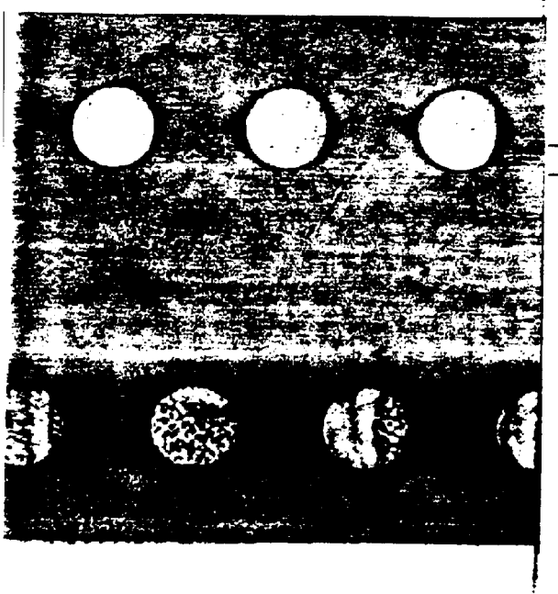
FEB 6 10 38 AM '90

KELLY J. ... DAVIDSON COUNTY TN.

USIT

0764 02/06 0101 03CHECK 60-79





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 16321.43
CON TX 53.79
PRFEE 1.00
MDEED 6.00
TOTAL 60.79
CHECK 60.79

02/06/90 01 10:38 0001 0764

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02037.

IDENTIF. REFERENCE

FEB 6 10 38 AM '90

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.

No. 290788