car2381/lrn:2/15/90
SVN225-252

FROM: STEVE HORRELL AND WIFE, KAY F. HORRELL

TO: JOSEPH H. SCARLETT, JR. AND WIFE, DOROTHY F. SCARLETT

THIS INSTRUMENT PREPARED BY: DEARBORN & EWING, ATTORNEYS SUITE 1200, ONE COMMERCE PLACE NASHVILLE, TENNESSEE 37239

Tax Book 6 car

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Joseph H. Scarlett, Jr. & wife, Dorothy F. Scarlett 209 Derby Glen Lane Brentwood, Tn. 37027	SAME	Map 130-12A Parcel 43

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $142,000.00.

Joseph H. Scarlett
Affiant

Subscribed and sworn to before me, this the 16th day of February, 1990.

Carol R. Rucker
Notary Public

NOTARY PUBLIC AT LARGE OF TENN.

My Comm. Expires: 3/27/93

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, We, Steve Horrell and wife, Kay F. Horrell, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Joseph H. Scarlett, Jr. and wife, Dorothy F. Scarlett, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is unimproved property known as 4 Strawberry Hills, Nashville, Tennessee 37215.

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 GRANTORS do covenant with the said GRANTEES 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 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 16th day of February, 1990.

Steve Horrell

Kay F. Horrell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steve Horrell and wife, Kay F. Horrell, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 16th day of February, 1990.

NOTARY PUBLIC

My Commission Expires: 3/27/93

CAROL R. RIVERS NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

3758 02/16 0101 03CHECK 478.60

EXHIBIT A

Land in Davidson County, Tennessee, being Lot Number 43 on the Plan of Northumberland, of record in Book 6250, pages 128 and 129, Register's Office for Davidson County, Tennessee, and as amended by Surveyor's Certificate of Correction, of record in Book 6386, page 194, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Steve Horrell and wife, Kay F. Horrell by deed from Northumberland Development Company, of record in Book 6653, page 205, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. 1990 Metropolitan Government taxes.

2. Restrictive covenants contained in instrument of record in Book 6377, page 18, as rerecorded in Book 6545, page 799, and as amended in Book 7663, page 468, said Register's Office.

3. All matters as shown on the Plan of record in Book 6250, pages 128 and 129, as corrected in Book 6386, page 194, said Register's Office.

4. Sanitary sewer and/or storm drainage easement and any temporary construction easements of record in Book 6548, page 98, Book 6581, page 77, and Book 6581, page 80, said Register's Office.

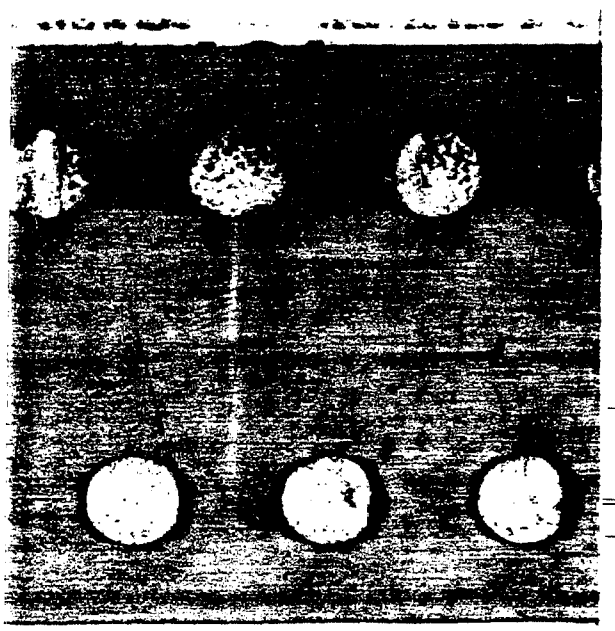
5. Easements for Water Mains and Appurtenances of record in Book 6434, page 786, said Register's Office.

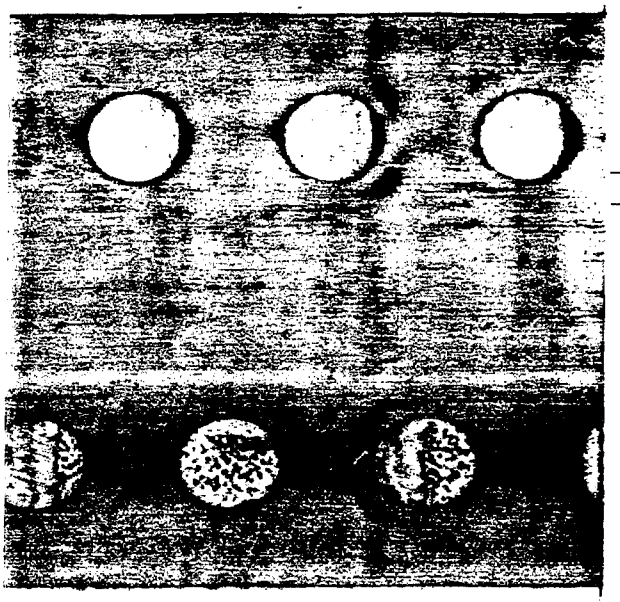
6. Easement for water line of record in Book 1108, page 379, said Register's Office, and as shown in Plat Book 1130, page 7, said Register's Office.

7. A perpetual easement for the purposes of ingress and egress for Harding Place through, over and along a certain unnamed 50 foot drive, shown on the unrecorded map of Westhaven, prepared by Z. J. Wilkinson, Surveyor, on January 29, 1938, together with a perpetual easement for the installation and maintenance of a water pipe of main located in over and along said unnamed 50 foot drive granted Nashville Suburban Utility District as set out in Book 1181, page 486, said Register's Office.

8. A permanent easement and right-of-way over and across the westerly 50 feet of Lots Nos. 38, 40, 42, 43 and part of Lot No. 37, on the Plan of Westhaven not of record as shown on survey made by Z. J. Wilkinson, Surveyor, dated January 29, 1938, and the westerly 50 feet of Lot No. 44 on the Plan of Westhaven, Section 1, of record in Book 1130, page 7, said Register's Office, together with the right to enter and erect, maintain, repair, rebuild, operate and patrol electric power transmission lines granted to the City of Nashville, acting by and through the Electric Power Board of the City of Nashville, as set out in Book 2296, page 303, said Register's Office.

045584
IDENTIF. REFERENCE
FEB 15 3 31 PM '90





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8047 PAGE 712

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
142000.00
CON TX 468.60
PRFEE 1.00
WDEED 9.00
TOTAL 478.60
CHECK 478.60
02/16/90 01 15:30 0001 3758

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

045584

IDENTIF. TREFERENCE

FEB 16 3 32 PM '90

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 293749