BOOK 8050 PAGE 221

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,000.00

Demetrius J. Horton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF February, 1990.

Notary Public

MY COMMISSION EXPIRES: 5/22/93

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
Demetrius J. Horton (NAME)	Same (NAME)	Map 72-10
1637 Chase Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 331
Nashville, TN 37216 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	15DA-30775

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. W. A. McWhirter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Demetrius J. Horton

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:

BEING Lot No. 53 on the Map of Charles U. Coggins First Addition to Nashville, of record in Book 421, page 33, Register's Office for Davidson County, Tennessee.

SAID Lot No. 53 fronts 50 feet on the easterly side of Chase Avenue and runs back between parallel lines 156 feet to an alley.

BEING the same property conveyed to W. A. McWhirter, married, by deed from Jimmy Thomas Osborne and wife, Mary Lee Osborne, of record in Book 7732, page 823, Register's Office for Davidson County, Tennessee.

05549

IDENTIFICATION REFERENCE

FEB 22 1 40 PM '90

DAVIDSON COUNTY TN.

This conveyance subject to such easements, setback lines and Restrictive Covenants of record in Register's Office for Davidson County, Tennessee. Plat note states that lot abutts at alley at the rear of said property.

Mary E. McWhirter joins in the execution of this instrument to convey whatever marital rights she may have.

Taxes for 1990 have been pro-rated and assumed by Grantee(s).

unimproved ( )
This is improved (X) property, known as 1637 Chase Street (House Number) (Street) Nashville, TN 37216 (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 Whereever 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 this 21st day of February, 19 90

W. A. McWhirter

Mary E. McWhirter

STATE OF TENNESSEE }
Davidson COUNTY }

BOOK 8050 PAGE 222

Personally appeared before me, W. A. McWhirter and Mary E. McWhirter
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that the executed the within instrument for the purposes therein contained. Witness my hand, at office, this 21st day of February 19 90.

My Commission Expires 5/22/93

Notary Public

(AFFIX SEAL)

_____ STATE OF TENNESSEE }
_____ COUNTY }

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the

_____
("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM
W. A. McWhirter

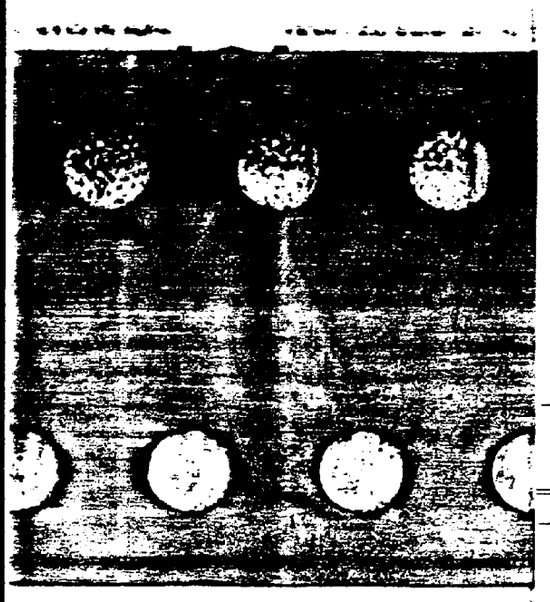
TO
Demetrius J. Horton

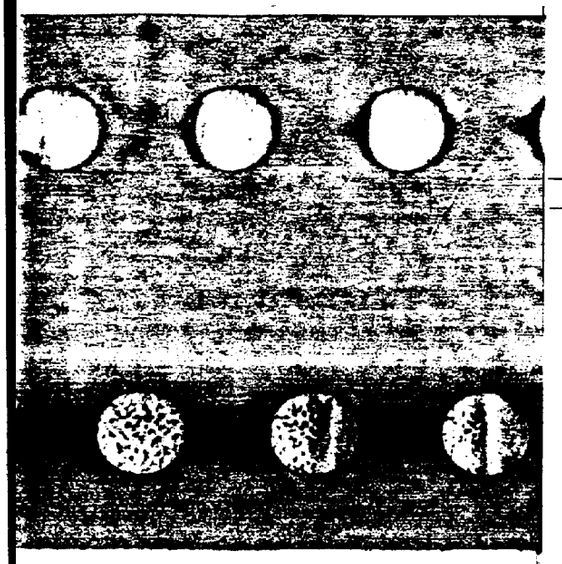
This form compliments of:

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

4865 02/22 0101 03CHECK 129.10





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

RECEIVED OF _____

FOR _____

BOOK 8050 PAGE 223

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 37000.00
				CON TX 122.10
				PRFEE 1.00
				WDEED 6.00
				TOTAL 129.10
				CHECK 129.10
02/22/90	01			13:38 0001 4865

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05549

IDENTIF. REFERENCE

Feb 22 1 40 PM '90

FELIX Z. WILSON II
DAVIDSON COUNTY TN.

No. 294841