FILE BOX 46

FORM No. WD-1

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,000.00

William Jeff Street
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February 19 90

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS – 3401 WEST END AVE. SUITE 545 – NASHVILLE, TN. 37203

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Jeff Street (NAME)	First Republic Mortgage (NAME)	072-04-0-301
1440 McAlpine Avenue (STREET ADDRESS OR ROUTE NUMBER)	3401 West End Avenue (STREET ADDRESS)	15DZ21320
Nashville, TN 37216 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	

FOR AND 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, Rivergate Realty, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Jeff Street and wife, Deatric Andrea Street

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:

BOOK 8051 PAGE 560

LAND in Davidson County, Tennessee being the southerly one-half of Tract 8, Block D, of the Country Club Estates, of record in Plat Book 843, page 95, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles Crook by deed from Chris G. Rainey and Don E. Rainey, tenants in common, of record in Book 7838, page 561, Register's Office, Davidson County, Tennessee. The said Charles Crook has since quitclaimed his interest to Rivergate Realty, Inc. of record in Book _____, page _____, said Register's Office.

Subject to Easement of record in Deed Book 7838, page 561, said Register's Office.

DAVIDSON COUNTY TN.
FEB 26 8 45 AM '90
IDENTIF. REFERENCE
0 6 0 7 3

unimproved ( ) property, known as 1440 McAlpine Avenue, Nashville, TN 37216
This is improved (X) (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 my hand this 22nd day of February, 19 90

Rivergate Realty, Inc.
By: Charles W. Crook
Charles W. Crook, Vice President

BOOK 8051 PAGE 561

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19 _____

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Charles W. Crook with whom I am personally acquainted and who upon his oath acknowledged himself to be the Vice President and the Rivergate Realty, Inc. the within named bargainor, and corporation, and that (he) as such Vice President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself Charles W. Crook as such Vice President as such Goodlettsville

Witness my hand and official seal at office at Goodlettsville, Tennessee on this the 22nd day of February 19 90

My commission expires _____

_____
Notary Public

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

WARRANTY DEED

FROM

Rivergate Realty, Inc.

TO

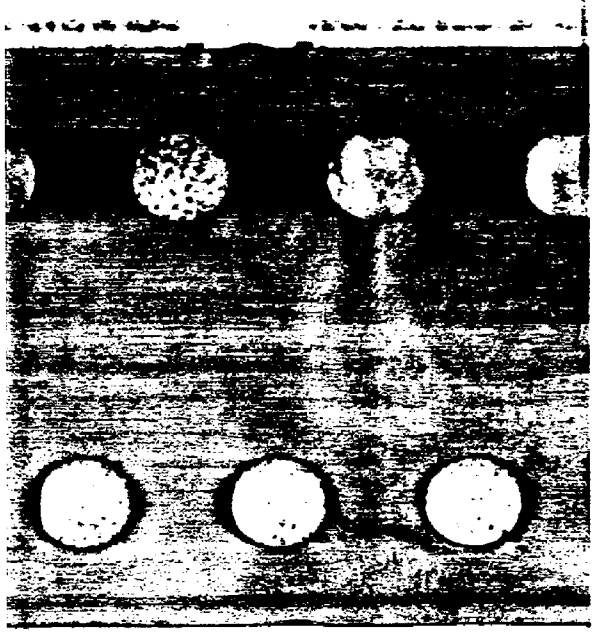
William Jeff Street and wife, Deatric Andrea Street

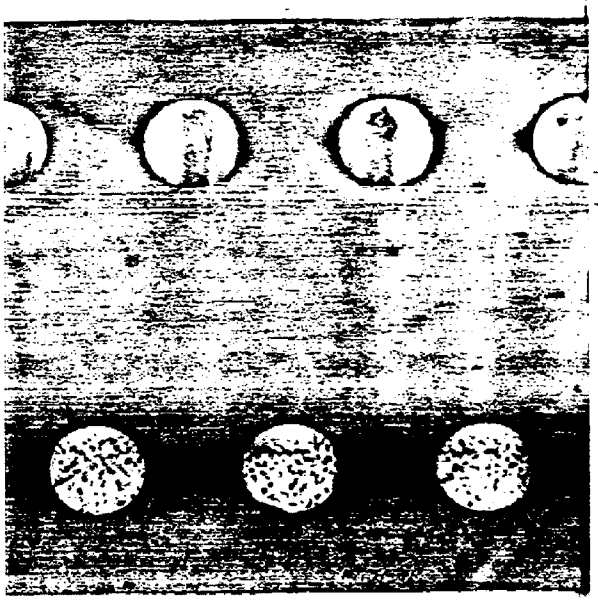
RETURN TO:

Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, Tn. 37203

STEVEN G. WATERS
Attorney at Law

5483 02/26 0101 03CHECK 795.10





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

RECEIVED OF _____

FOR _____

BOOK 8051 PAGE 562

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 57000.00
CON TX 88.10
PRFEE 1.00
WDEED 6.00
~~TOTAL 95.10~~
~~CHECK 95.10~~

02/26/90 01 08:43 0001 5483

VOID

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

MOR TX 88.10
MOR TX 188.10
~~TOTAL 100.00~~
~~CHECK 100.00~~

02/26/90 01 08:44 0001 5484

Total 195.10

06073

IDENTIF. REFERENCE

Feb 26 8 45 AM '90

DAVIDSON COUNTY TN.

No. 295451