FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 24,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF March 1990

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires

MY COMMISSION EXPIRES: Nov. 21, 1992 (AFFIX SEAL)

BOOK 8062 PAGE 181

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
Van Brackle-Wilson, a Joint Venture	SAME	72-15-8.00
(NAME)	(NAME)	
1805 Cahal Avenue	302 42nd Ave North	15da2175
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37206	Nashville TN 37209	
(CITY) (STATE) (P.O. ZIP)	(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, Sandra Maddux Downey and Suzanne Miller, only heirs at law of Helen Maddux Young

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Van Brackle-Wilson, a Joint Venture

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. 11 on the unrecorded Map showing Subdivision by Geo. A. Pickup of Lot No. 9 on the Map of Belle Forest Subdivision, which latter subdivision is of record in Book 547, page 22, Register's Office for said County and described as follows:

BEGINNING at a point in the northerly line of Cahal Avenue, being the common corner of Lots Nos. 9 and 20 of said Belle Forest Subdivision, and the southeast corner of Lot No. 11 of said Pickup's recorded plan; thence with the east line of Lot 11 along the westerly line of Lots 19 and 20 of Belle Forest Plan, northerly 183.3 feet to the corner of Lots 8, 18 and 19 of Belle Forest Subdivision, being the northeast corner of Lot No. 11 of Pickup's subdivision; thence westerly 75 feet; thence southerly 168 feet to the northerly line of Cahal Avenue; thence with the line of same easterly 75 feet to the beginning.

BEING the same property conveyed to Helen Maddux Young by deed from James Holleman Maddux and wife, Mary Alice Maddux as of record in Book 3675, page 295, Register's Office for Davidson County, Tennessee. The said Helen Maddux Young has since deceased.

1315 03/12 0101 03CHECK 86-20

This is improved (XX) unimproved ( ) property, known as 1805 Cahal Avenue (House Number) (Street) Nashville, (P.O. Address) Tennessee (City or Town) 37206 (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 March, 19 90

Sandra Maddux Downey

Sandra Maddux Downey

Suzanne Miller

Suzanne Miller

BOOK 8062 PAGE 182

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 Sandra Maddux Downey

the bargainor _____, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of March, 19 90

Commission expires _____

Notary Public

STEVEN G. WATERS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19 _____

My commission expires _____

Notary Public

098722

IDENTIF. REFERENCE

MAR 12 9 34 AM '90

DAVIDSON COUNTY Tn.

WARRANTY DEED

FROM

Sandra Maddux Downey and Suzanne Miller

only heirs at law of Helen Maddux Young

TO

Van Brackle-Wilson, a Joint Venture

RETURN TO:

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

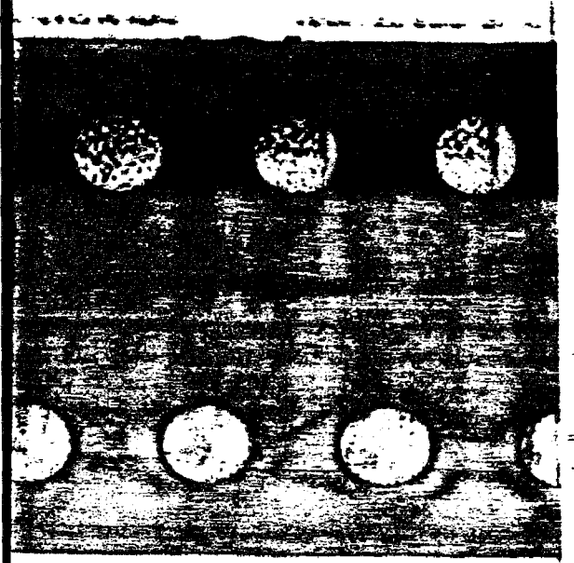
STEVEN G. WATERS
Attorney at Law

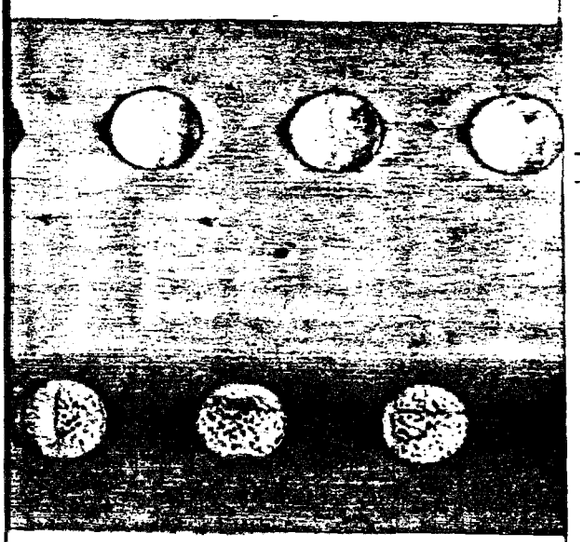
STATE OF COLORADO
COUNTY OF DENVER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Suzanne Miller, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purpose therein contained. Witness my hand and official seal at DENVER, Colorado, this 6th day of March, 1990.

Commission Expires: OCT 4 1991

CATHY BARDELL
Notary Public





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

RECEIVED OF _____

FOR _____

BOOK 8062 PAGE 183

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	24000.00
CON TX	79.20
PRFEE	1.00
WDEED	6.00
TOTAL	86.20
CHECK	86.20

03/12/90 01 09:33 0001 1315

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09872

IDENTIF. REFERENCE

MAR 12 9 34 AM '90

DAVIDSON COUNTY TN.

No. 299796