FORM NO. WD-1

FILE BOX 9

BOOK 8069 PAGE 310

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,000.00

John R. Downey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March 1990.

Notary Public

MY COMMISSION EXPIRES: 7/13/91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John R. Downey (NAME)	Statesman Mortgage Company (NAME)	MAP 119-3
550 Foothill Drive (STREET ADDRESS OR ROUTE NUMBER)	405 Sixth Avenue (STREET ADDRESS)	PARCEL 155
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Des Moines, IA 50309 (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, Charles C. Niehuss and wife, Sandra K. Welch-Niehuss,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John R. Downey, unmarried,

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. 2 on the plan of:

"Resubdivision of Lot No. 2 on The Resubdivision of Lot 84 and Reserved Parcel Hill-N-Dale Section Two as of record in Book 5190, page 279, Register's Office for Davidson County, Tennessee."

recorded in Book 5190 at page 746 in the Register's Office for said County, together with the Private Drive-Way Easement appurtenant thereto, recorded in Book 6178 at page 843 in said Register's Office, reference to the record thereof being hereby made for full particulars.

BEING the same property conveyed to Charles C. Niehuss and wife, Sandra K. Welch-Niehuss by deed from Charles O. French and wife, Joan O. French, of record in Book 6781, page 773, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to (a) property taxes for 1990 for which Grantee will be responsible, (b) restrictions of record in Book 4206, page 106, said Register's Office, and (c) the matters set forth on said plan, and (d) an easement for underground utility purposes of record in Book 6178, page 848, said Register's Office. The execution of this deed by Grantor(s) is effected by the signature of her Attorney-In-Fact, Charles C. Niehuss, pursuant to the Limited Power of Attorney recorded in said Register's Office immediately prior to the recording hereof.

unimproved ( )
This is improved (XX) property, known as 550 Foothill Drive, Nashville, TN 37217
(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 16th day of March 1990.

Charles C. Niehuss

Sandra K. Welch-Niehuss

By: Charles C. Niehuss
Charles C. Niehuss,
Attorney-In-Fact for
Sandra K. Welch-Niehuss

STATE OF TENNESSEE
Davidson County

BOOK 8069 PAGE 311

Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Charles C. Niehuss

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 16th day of March 19 90

Commission expires 7/13/91

John V. Adams Notary Public

STATE OF TENNESSEE
Davidson County

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, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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

DAVIDSON COUNTY TN.
MAR 21 2 38 PM '90
IDENTIFICATION REFERENCE
1 2 5 2 8

WARRANTY DEED

FROM Charles C. Niehuss and wife,

TO Sandra K. Welch-Niehuss

John R. Downey

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

STATE OF TENNESSEE

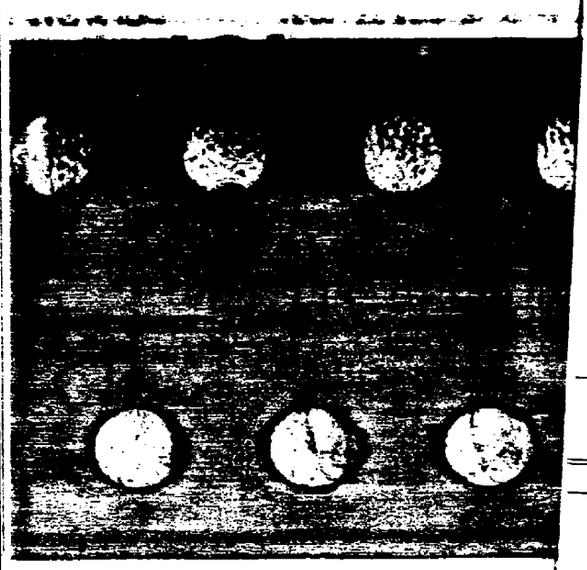
COUNTY OF DAVIDSON

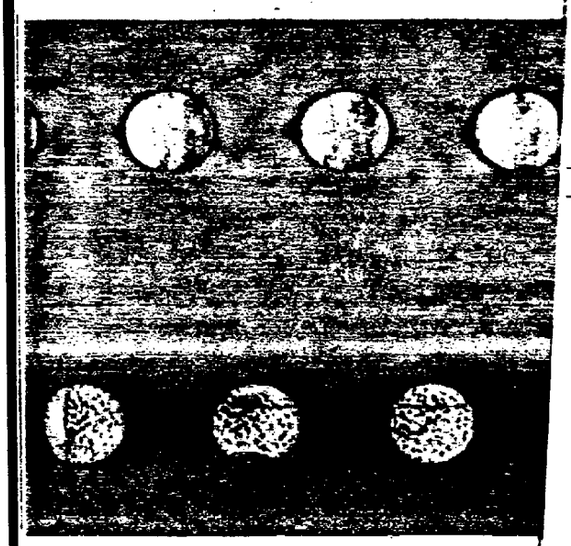
Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Charles C. Niehuss to me known to be the person who executed the foregoing instrument in behalf of Sandra K. Welch-Niehuss who acknowledged that he executed the same as the free act and deed of said Sandra K. Welch-Niehuss.

Witness my hand and official seal at Nashville, Tennessee this 16th day of March, 1990.

John V. Adams NOTARY PUBLIC

COMMISSION EXPIRES:
7/13/91





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

RECEIVED OF _____

FOR _____

BOOK 8069 PAGE 312

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 91000.00
				CON TX 300.30
				PRFEE 1.00
				WDEED 6.00
				TOTAL 307.30
03/21/90	01			CHECK 307.30
				12:37 0001 4476

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11252 8

IDENTIF. REFERENCE

MAR 21 12 38 PM '90

DAVIDSON COUNTY TN.

No. 302913