Book 20

ADDRESS NEW OWNERS	SEND TAX BILLS TO	MAP-PAR NO.
Lauren Rae Finney 3525 Nebraska Ave. Nashville, TN 37209	BarclaysAmerican Mortgage P.O. Box 33213 Charlotte, NC 28233-3213	104-1 316 25W-05080

WARRANTY DEED BOOK 8078 PAGE 285

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **James P. Gearhard and wife Kathryn Gearhard,** have bargained and sold, and by these presents do transfer and convey unto the said LAUREN RAE FINNEY the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being the westerly one-half of Lot No. 187 on the Plan of West Grove Subdivision, as of record in Book 421, Page 109, Register's Office for said County.

SAID part of Lot No. 187 fronts 80 feet on the southerly side of Nebraska Avenue, formerly Grand Avenue, and runs back 195 feet on the westerly line and 185 feet, more or less, on the easterly line, to the northerly margin of an alley, measuring 32-1/2 feet thereon.

BEING the same property conveyed to James P. Gearhard by deed from Melvin Arnold Johnson of record in Book 7205, Page 664, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and plats of record in Register's Office for said County.

This is improved property, known as: **3525 Nebraska Avenue, Nashville, TN 37209**

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.

Whenever 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 1st day of March, 1990.

James P. Gearhard

Kathryn Gearhard

15343

IDENTIF. REFERENCE

APR 2 2 22 PM '90

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 James P. Gearhard and wife Kathryn Gearhard, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of March, 1990.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-20-92

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $61,000.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 2 DAY OF April, 1990.

NOTARY PUBLIC

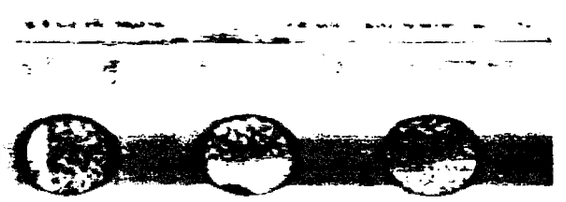
MY COMMISSION EXPIRES:

7067 04/02 0101 03CHECK 208.30

This instrument was prepared by:

Rick M. Johnson, 3221 Nolensville Road, Nashville, Tennessee 37211

(615) 833-5858



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

RECEIVED OF _____

FOR _____

BOOK 8078 PAGE 287



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 61000.00
				CON TX 201.30
				PRFEE 1.00
				WDEED 6.00
				TOTAL 208.30
				CHECK 208.30
04/02/90	01			14:23 0001 7067



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 3 4 3

IDENTIF. REFERENCE

APR 2 2 22 PM '90

DAVIDSON CO.



No. 306231