BOOK 8080 PAGE 811

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,000.00

Daniel P. Eldridge
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March, 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 Earlynn M. Davis-Eldridge and husband Daniel P. Eldridge (NAME) 1208 Spearpoint (STREET ADDRESS OR ROUTE NUMBER) Hendersonville, TN 37075 (CITY) (STATE) (P.O. ZIP)	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES Same (NAME) (STREET ADDRESS) (CITY) (STATE) (ZIP)	MAP-PARCEL NUMBERS Map 33-16 Par. 38 11D-35849

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. Primrose Properties I, LTD., a limited partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Earlynn M. Davis-Eldridge and husband Daniel P. Eldridge

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. 1, Primrose Meadows, Section 2, of record in Plat Book 4860, page 105, and amended in Book 5711, page 866, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING part of the same property conveyed to Primrose Properties I, LTD., a limited partnership, by deed from Charles C. Brown, Trustee, and Charles C. Brown, individually and wife, Diane J. Brown of record in Book 5882, page 667, Register's Office for Davidson County, Tennessee.

16239
IDENTIFICATION REFERENCE
APR 4 12 13 PM '90
DAVIDSON COUNTY TN.

3021 04/04 0101 03CHECK 185.20

THIS conveyance subject to Restrictive Covenants of record in Book 5039, page 481; and such easements and setback lines of record in Book 4860, page 105, and as amended in Book 5711, page 866, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 1139-1137 North Graycroft Avenue Madison, Tennessee 37115
(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 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 my hand this 25th day of March, 1990

Primrose Properties I, LTD, a limited partnership

T. Michael Patton

By: T. Michael Patton, President
Union Street Properties, Inc., General Partner

STATE OF TENNESSEE }
_____ COUNTY }

BOOK 8080 PAGE 812

Personally appeared before me, _____
(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 __he__ executed the within instrument for the purposes therein contained. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

_____
Notary Public

STATE OF TENNESSEE }
Davidson COUNTY }

(AFFIX SEAL)

Personally appeared before me, T. Michael Patton, President Union Street Properties, Inc., General Partne
(Name of officer) (Offical capacity of officer)
of cPrimrose Properties I, LTD., a limited partnership

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 President uf Union Street Properties, Inc., General Partner of Primrose Properties I, LTD., a limited partnership
("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 25th day of March 19 90.

My Commission Expires 5.22.93

_____
Notary Public

(AFFIX SEAL)

WARRANTY DEED

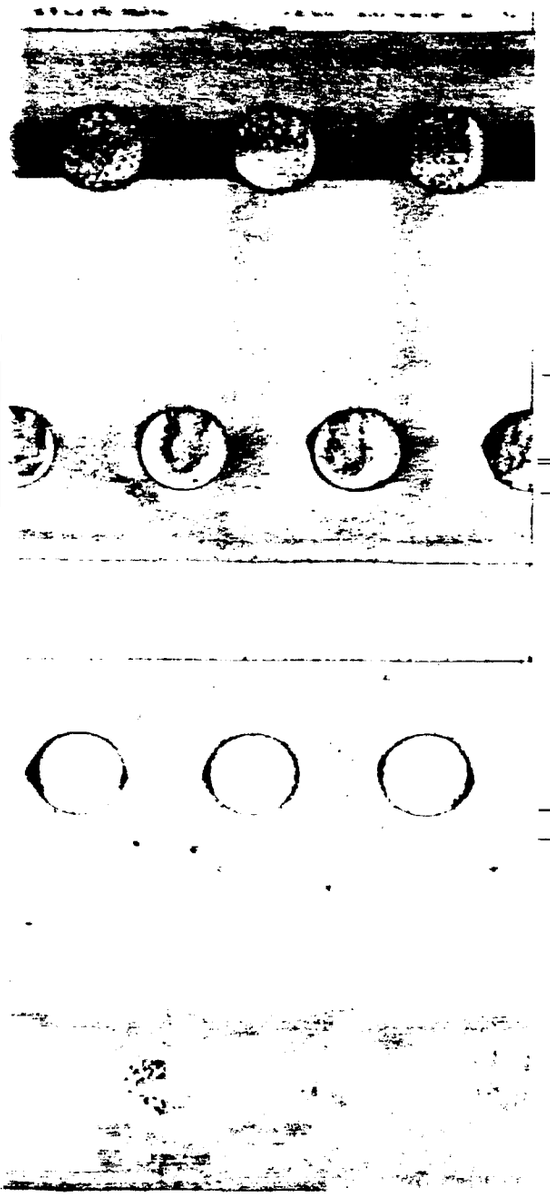
FROM
Primrose Properties I, LTD., a limited partnership

TO
Earlynn M. Davis-Eldridge and husband
Daniel P. Eldridge

This form compliments of:

title escrow, inc.

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



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

RECEIVED OF _____

FOR _____

BOOK 8080 PAGE 813

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 54000.00
CON TX 178.20
PRFEE 1.00
WDEED 6.00
TOTAL 185.20
CHECK 185.20

04/04/90 01 12:11 0001 8021

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

116239

IDENTIFICATION REFERENCE

APR 4 12 13 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 307176