THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
Post Office Box 3079
Nashville, Tennessee 37219-0079

BOOK 8098 PAGE 40

WARRANTY DEED

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
Margaret E. Ellis and Barbara E. Crawford 402 Lynn Drive Nashville, TN 37211	Same	Map # 132.16 Parcel # 117

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, LILLIE JO PICKENS WATSON, Individually, and Executrix of the estate of Eleanor M. Pickens and husband, DONALD A. WATSON, do hereby transfer and convey unto MARGARET E.ELLIS, UNMARRIED, and BARBARA E. CRAWFORD, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 828 on the Plan of Caldwell Hall, Section XIII, of record in Book 3300, Page 66, Register's Office for said County. Said Lot No. 828 fronts 85 feet on the northerly side of Lynn Drive, and extends back 137.28 feet on the westerly line and 137.8 feet on the easterly line, to a dead line in the rear on which it measures 89.35 feet.
>
> Being the same property conveyed to Eleanor M. Pickens by deed from John W. Hall and wife, Marilyn M. Hall of record in Book 4787, Page 302, Register's Office for Davidson County, Tennessee. The said Eleanor M. Pickens having died on September 23, 1989 leaving a Last Will and Testament of record in Will Book 168, Page 556, Probate Court Clerk's Office of Davidson County, Tennessee, whereby she devised the herein described property to Lillie Jo Pickens Watson. The said Donald A. Watson is joining in on this transfer to convey any marital interest he may have in said property.

This land is improved property known as 402 Lynn Drive, Nashville, Tennessee, 37211.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said MARGARET E. ELLIS and BARBARA E. CRAWFORD, their heirs, successors and assigns forever.

The undersigned covenant with the said MARGARET E. ELLIS and BARBARA E. CRAWFORD, that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1990 which are prorated to the date of closing and assumed by the Grantees.

2. Matters set forth on the Plan of record in Book 3300, Page 66, Register's Office for Davidson County, Tennessee.

IDENTIF. REFERENCE

22442

Except as set forth above, the undersigned does further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said MARGARET E. ELLIS and BARBARA E. CRAWFORD, their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 27 day of April, 1990.

Lillie Jo Pickens Watson

LILLIE JO PICKENS WATSON, Individually, and Executrix of the estate of Eleanor M. Pickens.

Donald A. Watson

DONALD A. WATSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, WARREN Mosby Smith, a Notary Public in and for said State and County, Lillie Jo Pickens Watson, Individually and as Executrix of the Estate of Eleanor M. Pickens and husband, Donald A. Watson, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of April, 1990.

Warren Mosby Smith

NOTARY PUBLIC

My Commission Expires: 3-11-91

WARREN MOSBY SMITH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $77,500.00.

Margaret E. Ellis

MARGARET E. ELLIS

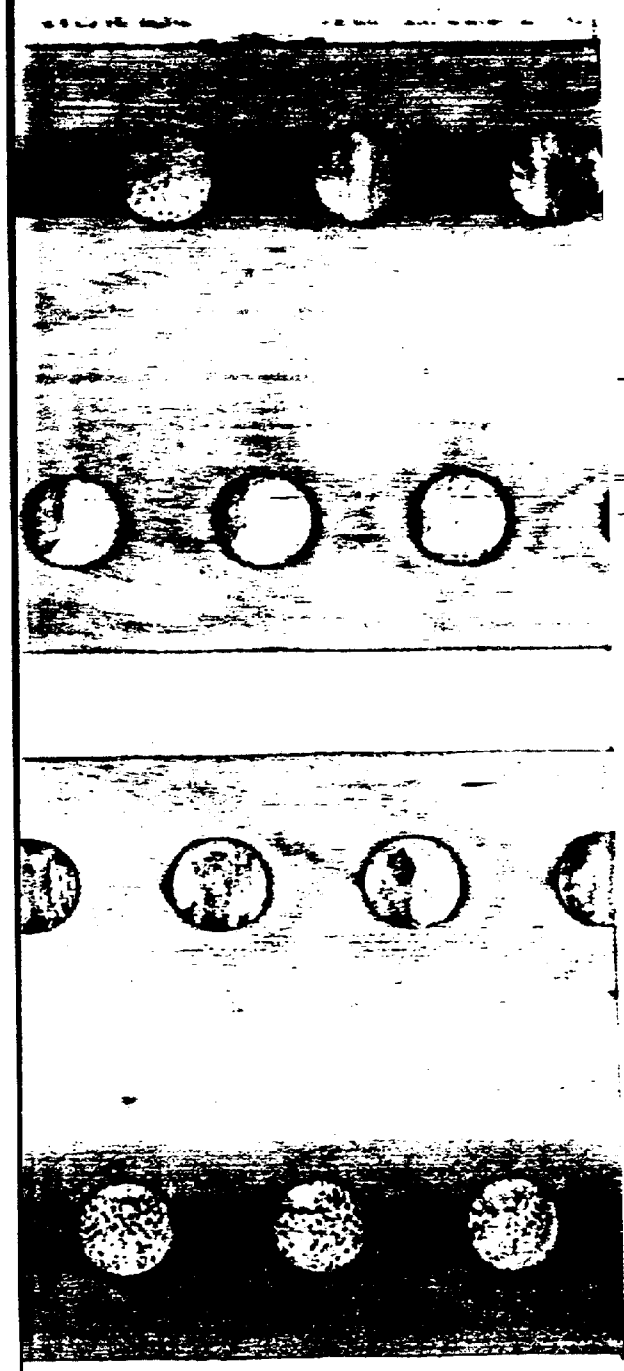
Sworn to and subscribed before me this 27th day of April, 1990.

Warren Mosby Smith

NOTARY PUBLIC

My Commission Expires: 3-11-91

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE



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

RECEIVED OF _____

FOR _____

BOOK 8098 PAGE 42

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	77500.00
			CON TX	255.75
			PRFEE	1.00
			MDEED	6.00
			TOTAL	262.75
			CHECK	262.75

04/30/90 01 09:44 0001 5494

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22442

IDENTIF. REFERENCE

APR 30 9 45 AM '90

DAVIDSON COUNTY TN.

No. 314549