BOX 23

File No: 8450-4

Address New Owner:	Send Tax Bills To:	Map/Parcel
Dewey E. Brunson, etux	Same	Map 91-15
4711 ELKINS AVE.		Par 344
NASHVILLE, TN 37209		

WARRANTY DEED BOOK 8106 PAGE 454

FOR AND IN CONSIDERATION 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, JAMES RICK NANCE and wife, ANNE NEWBERRY, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said DEWEY E. BRUNSON, and wife, HELEN M. BRUNSON, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Being the westerly 40 feet of Lot No. 608 and the easterly 30 feet of Lot No. 610 of Block No. 27 in the Charlotte Park Company's First Addition to Nashville, a plan of which is of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

Said westerly part of Lot No. 608 and the easterly part of Lot No. 610 front together 70 feet on the southerly side of Elkins Avenue, formerly Second Avenue, and runs back between parallel lines 180 feet to an alley.

Being the same property conveyed to James Rick Nance and wife, Anne Newberry by deed from Mark E. Weber, and wife, Laura L. Weber by deed of record in Book 6294, page 193, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to the Plan of record in Book 57, page 103, Register's Office for Davidson County, Tennessee; any easements, and to all applicable local government planning, building and zoning regulations.

This is improved property known as 4709 Elkins Avenue, Nashville, Tennessee, 37209. Included in this conveyance are three air conditioners, three refrigerators and three stoves, all in good working order.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said DEWEY E. BRUNSON and wife, HELEN M. BRUNSON, their heirs and assigns forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good and valid right to convey it and that the same is unencumbered unless otherwise herein set out.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate 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 on this 7 day of May, 1990.

James Rick Nance
JAMES RICK NANCE

Anne Newberry
ANNE NEWBERRY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $53,200.00

Dewey E. Brunson
AFFIANT

Sworn to and subscribed before me this 8 day of May, 1990.

NOTARY PUBLIC

My commission expires: 5/22/93.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Rick Nance, the bargainor, 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 and official seal at Brentwood, Tennessee, this 8 day of May, 1990.

NOTARY PUBLIC

My commission expires: 5/22/93.

STATE OF Kentucky
COUNTY OF Calloway

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anne Newberry the bargainor, 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 Murray, Kentucky, this 7th day of May, 1990.

NOTARY PUBLIC

My commission expires: 6-20-92.

Prepared By:
Tom G. Coleman, Jr. Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St. B-102
Brentwood, TN 37027

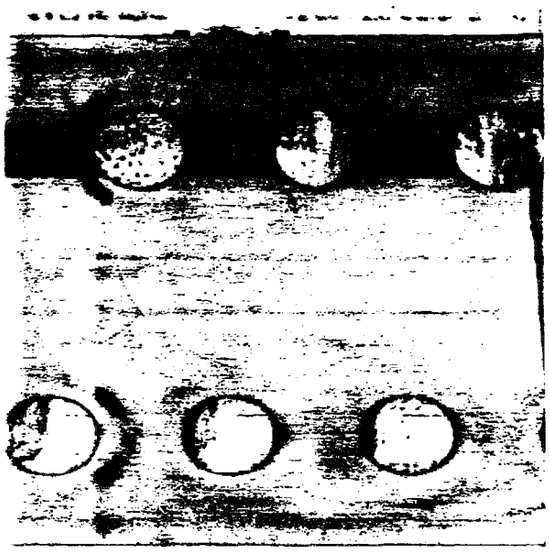
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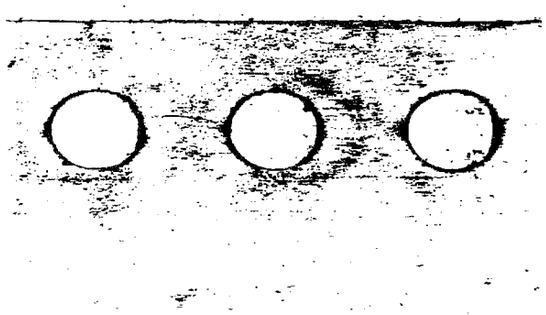
IDENTIFICATION REFERENCE

MAY 10 9 24 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

3402 05/10 0101 03CHECK 182.50







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

RECEIVED OF _____

FOR _____

BOOK 8106 PAGE 456

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 53200.00
CON TX 175.56
PRFEE 1.00
WDEED 6.00
TOTAL 182.56
CHECK 182.56

05/10/90 01 09:26 0001 0402

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25287.

IDENTIFICATION REFERENCE

Mar 10 9 24 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 317866