Property owner name/address:
JOHN L. FREUND
2709 NOONAN DR.
37206

Person/entity responsible for the payment of real property taxes:

same

Preparing attorney:
Robert Clive Marks
Marks Marks & Shell
114 South Second Street
Post Office Box 1149
Clarksville, TN 37041-1149
Telephone: 615/552-6000
WD11STE.DOC\HUN2DES.DOC\042890

Sherry G. Hunter, a widow

BOOK 8109 PAGE 641

To: Warranty Deed

John L. Freund, married

Grantor, Sherry G. Hunter, a widow, for a valuable consideration hereby transfers and conveys to Grantee, John L. Freund, married, his heirs and assigns forever, the following described real estate, with all improvements and appurtenances, situated in Davidson County, Tennessee:

Being (1) part of Lot 54, (2) Lot 55, and (3) Lot 56 on the Plan of D. D. Philips Silverdene Park Subdivision as of record in Book 421, Page 31 in the Register's Office for Davidson County, Tennessee.

(1) The said part of Lot 54 (the northwesterly right of way line of Main Street adjoins Lot 54) above is more particularly described according to a survey made November 11, 1965, and as revised November 15, 1965, by Barge, Waggoner & Sumner, Engineers, as follows:

Beginning at an iron pin in the west margin of North Tenth Street; thence south 25 degrees 02 minutes 30 seconds east, 14.36 feet to an iron pin which is the beginning of a curve with a radius of 24.00 feet; thence around said curve 32.88 feet to another iron pin; which is the beginning of another curve with a radius of 300.00 feet; thence around said curve 38.95 feet to an iron pin, the beginning of another curve; thence around said curve 52.30 feet to an iron pin; thence south 65 degrees 01 minute west, 40.00 feet to an iron pin in the easterly margin of Alley No. 277 1/2; thence with the margin of said alley, north 25 degrees 02 minutes 30 seconds west, 44.95 feet to an iron pin; thence north 64 degrees 57 minutes 30 seconds east 150.02 feet to the point of beginning.

(2) The said Lot 55 fronts 50 feet on the westerly right of way line of Tenth Street (also known as 10th Street) and extends back between parallel side boundary lines 150 feet to an alley.

(3) The said Lot 56 fronts 57 feet on the westerly right of way line of Tenth Street (also known as 10th Street) and extends back between parallel side boundary lines 150 feet to an alley.

The three tracts above comprise one parcel whose present street address is 973 Main Street, Nashville, Tennessee. The present tax map and parcel number is 083-09-0 005.00.

This is the same real estate conveyed to Clarence D. Hunter, also known as C. Dempsey Hunter, also known as Clarence Dempsey Hunter, deceased and decedent's surviving spouse Sherry G. Hunter, a widow, by the following deeds: as to (1) part of Lot 54 by deed from Clarence D. Witt and wife Eva Jane Witt of record in Book 4651, page 557 in the Register's Office for Davidson County, Tennessee; as to (2) Lot 55 by deed from Clarence D. Witt and wife Eva Jane Witt of record in Book 4651, page 559 in the Register's Office for Davidson County, Tennessee; and as to (3) Lot 56 by deed from Clarence D. Witt and wife Eva Jane Witt of record in Book 4651, page 561 in the Register's Office for Davidson County, Tennessee. Clarence D. Hunter, also known as C. Dempsey Hunter, also known as Clarence Dempsey Hunter, died August 20, 1989 in Cheatham County, Tennessee, leaving Grantor as surviving tenant by the entirety and sole owner in fee simple.

To have and to hold said real estate, with all improvements and appurtenances, to Grantee, John L. Freund, married, his heirs and assigns forever.

Grantor covenants that she is lawfully seized and possessed of said real estate with a good and lawful right to convey the same; that it is wholly unencumbered; and she will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever, subject, however, to:

(1) Lien to secure payment of property taxes for 1990 and subsequent years.

(2) In reference to (1) part of Lot 54, covenants and restrictions recorded in Book 3368, page 23 and Book 4602, page 154, if and to the extent still applicable.

(3) In reference to (1) part of Lot 54, right of way of Main Street as a current and accurate survey would reveal.

(4) Rights of way of Tenth Street (also known as 10th Street) and the alley referred to in the description as a current and accurate survey would reveal.

Possession is to be given with the delivery of this deed.

The 1990 taxes are to be paid by Grantee.

Grantor makes oath and is of the opinion that the consideration for this conveyance is the sum of $450,000.00, which represents the fair cash market value of the real estate conveyed.

Grantor has signed this deed on April 30, 1990.

Sherry G. Hunter

Sherry G. Hunter, a widow
Grantor

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State of Tennessee
County of Davidson

Personally appeared before me, Diane L. Wagster (print name of Notary Public), a Notary Public in and for said State and County, Sherry G. Hunter, a widow, the within named 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, at office, this 30th day of April, 1990.

Diane L. Wagster
Notary Public

My commission expires: March 27, 1993

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 450,000

Affiant

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

Deputy Register

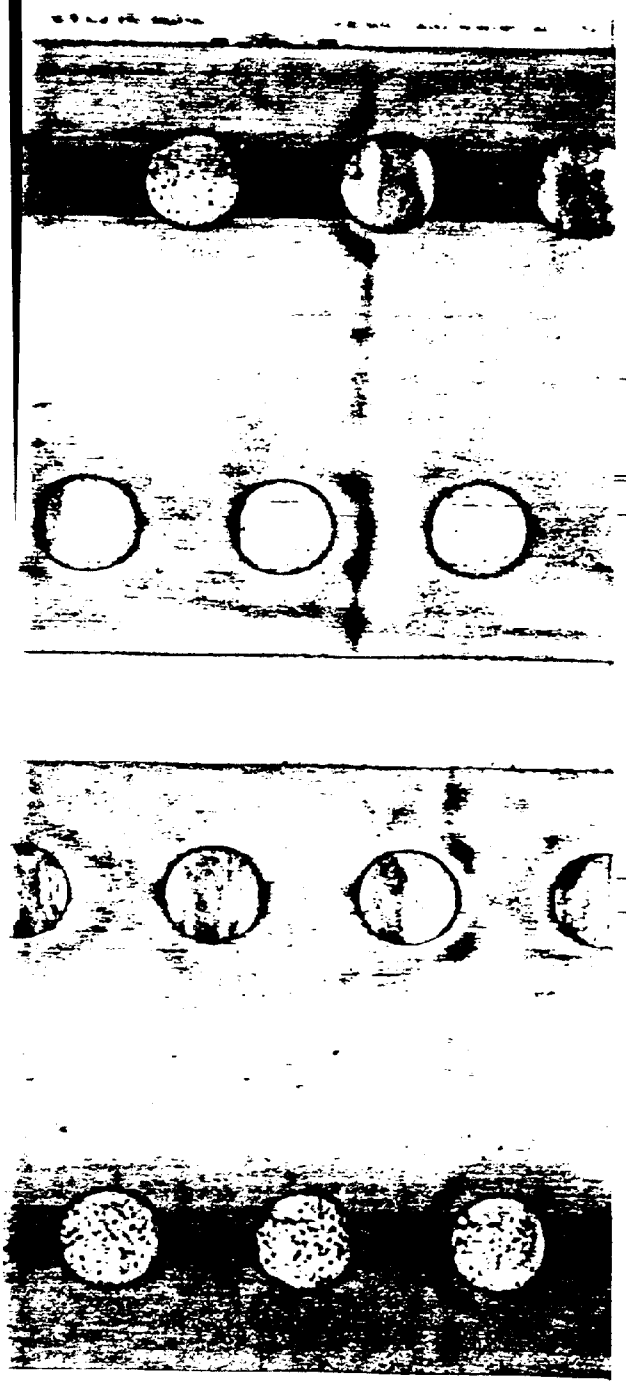
1372 08/24/1990 930-ECH 1492.00

264117

IDENTIFICATION REFERENCE

May 16 9 44 AM '90

FELIX Z WILKINS REGISTER
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8109 PAGE 643

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
450000.00
CON TX 1485.00
PRFEE 1.00
WDEED 6.00
TOTAL 1492.00
CHECK 1492.00

05/16/90 01 09:46 0001 1832

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26417

IDENTIFT REFERENCE

MAY 16 9 44 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 319282