SARWP57 05/17/90 dr

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (SAR)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s):
		Map:116-07
Margaret N. Ward	SAME	Parcel: 49
25 Washington Park		
Nashville, TN 37205		

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, STEVEN A. RILEY ("Grantor") has bargained and sold, and by these presents does transfer and convey unto MARGARET (N) WARD ("Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: Norvell SAR

BEING Lot No. 2 on the Plan of Royal Oaks Land Co.'s Subdivision of the Baker Tract, to which plan reference is hereby made for a more complete description, said plan being of record in Book 421, Page 102, said Register's Office.

Being the same property conveyed to Grantor by deed dated December 12, 1986, from Jean and Shepard Schwartz, of record Book 7090, page 713, said Register's Office.

This is improved property known as:

202 Lynwood Boulevard
Nashville, Tennessee

Said property is conveyed subject to the following matters:

1. 1990 Real Estate Taxes to be prorated and assumed by Grantee.

2. All applicable building and zoning laws.

3. Rights of tenants under an unrecorded lease.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, her heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs and representatives to warrant and forever defend the title to said land to Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

Laura T. Riley joins in this conveyance for the purpose of conveying any marital interest she may hold in said property.

WITNESS our hands this 18th day of May, 1990.

Steven A Riley
STEVEN A. RILEY

Laura T Riley
LAURA T. RILEY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Steven A. Riley and Laura T. Riley, 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, at office, this 18th day of May, 1990.

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

5/8/91

3059 05/18 0101 03CHECK 472.00

STATE OF TENNESSEE)
)
COUNTY OF DAVISON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $140,000.00.

Affiant

Sworn to and subscribed before me this 18th day of May, 1990.

Notary Public

My Commission Expires:

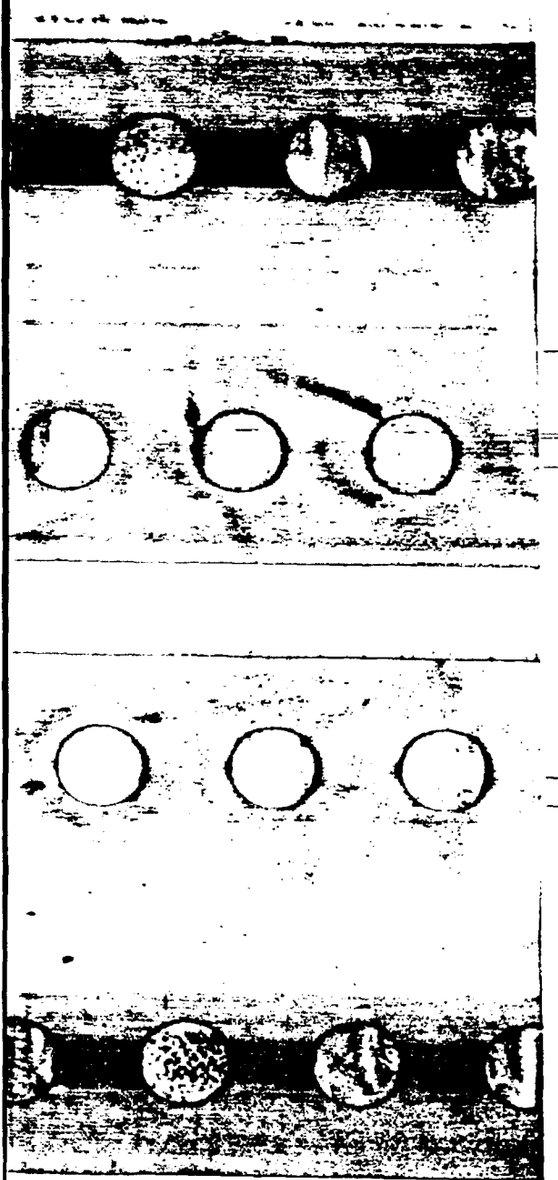
5/8/91

27430

TENNESSEE REAL ESTATE TRANSFER

MAY 18 4 03 PM '90

FILED & RECORDED



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8112 PAGE 408

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	
				140000.00
			CON TX	462.00
			PRFEE	1.00
			WDEED	9.00
			TOTAL	472.00
			CHECK	472.00
05/18/90		01	16:06 0001	3059

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27430

IDENTIFICATION

May 18 4 03 PM '90

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 320489