THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
Mail: 333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

J.T. MERRYMAN ET UX,
ELOISE MERRYMAN
212 DUPONT AVENUE
MADISON, TN 37115

MAP/PARCEL NUMBER:

MAP 43-9
PARCEL 221

SEND TAX BILLS TO:

SAME

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00, THIS 30TH DAY OF MAY, 1990.

J.T. Merryman
AFFIANT

Subscribed and sworn to me, this the 30TH day of MAY, 1990.

Denise C. Wilkes
Notary Public
My commission expires: 5-17-92

30086

IDENTIF. TREFERENCE

JUN 1 9 05 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, CORNELIA PAYNE WILKES, UNMARRIED, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said J.T. MERRYMAN ET UX, ELOISE MERRYMAN, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 216 DUPONT AVENUE, MADISON, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF and OUR heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 30TH day of MAY, 1990.

Cornelia Payne Wilkes
CORNELIA PAYNE WILKES, UNMARRIED

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CORNELIA PAYNE WILKES, UNMARRIED, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that (he/she/they) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 30TH day of MAY, 1990.

Denise C. Allen
notary public

My commission expires: 5-11-92

EXHIBIT 'A'

Being Lot No. 1 of Block "B" on the Map of WOODLAWN ESTATES, of record in Book 843, page 82, Register's Office for said County.

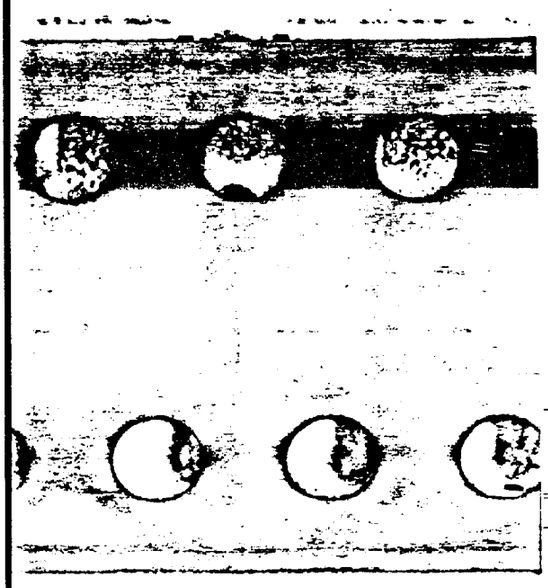
Said Lot No. 1 fronts 50 feet on the southerly side of Dupont Avenue and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Douglas V. Payne, Jr., et ux, Almeda Payne, by Deed from Beuna K. Hall McCormick, of record in Book 3792, page 931, Register's Office for Davidson County, Tennessee, the said Almeda Payne having died, the property vested solely in her widower, Douglas V. Payne, Jr.. Douglas V. Payne, Jr. died on December 31, 1968, testate, and by his Last Will and Testament, filed with the County Court for Davidson County, Tennessee, on January 9, 1969, and recorded in Minute Book 206, page 435, and Will Book 92, page 468, the property vests solely in his sister, Cornelia Payne Wilkes, the Grantor herein.

EXHIBIT 'B'

1. Real property taxes for 1990 and all future years.

2. Plat of record in Book 843, page 82, Register's Office for Davidson County, Tennessee.



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

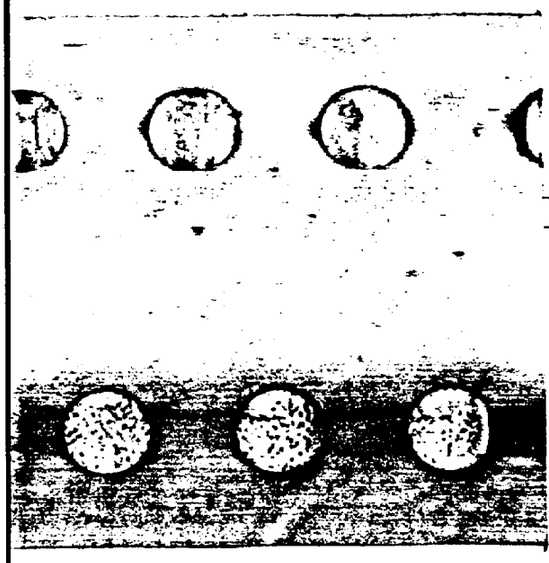
RECEIVED OF _____

FOR _____

BOOK 8120 PAGE 383

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 15000.00
MOR TX 49.50
VOID
MOR TX 49.50-
CON TX 49.50
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1.00
WDEED 9.00
TOTAL 59.50
CHECK 59.50

06/01/90 01 09:05 0001 5943

30086

IDENTIF. REFERENCE

JUN 1 9 05 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 323653