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

ADDRESS NEW OWNER:

BERTHA NELL BROWN, UNMARRIED
801-803 FOWLER ST.
OLD Hickory, TN 37138

SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:

MAP 44-14
PARCEL 90

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00, THIS 23RD DAY OF MAY, 1990.

Bertha Nell Brown
AFFIANT

Subscribed and sworn to me, this the 23RD day of MAY, 1990.

Notary Public
My commission expires: 5-11-92

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, NEVA DAUGHERTY, A WIDOW, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said BERTHA NELL BROWN, UNMARRIED, hereinafter referred to as GRANTEE, HER 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 801-803 FOWLER STREET, OLD HICKORY, TN 37138.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HER 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 MY heirs and representatives, to warrant and forever defend the title to said GRANTEE, HER successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 23RD day of MAY, 1990.

Neva D. Dougherty

NEVA D. DOUGHERTY, A WIDOW

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

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

WITNESS my hand and official seal at MADISON, Tennessee, on this the 23RD day of MAY, 1990.

Denise C. Allen

notary public

My commission expires: 5-11-92

EXHIBIT 'A'

Being Lot No. 75 on the Plan of Section I, Rolling Green Subdivision, Village of Old Hickory, as shown on plan recorded August 21, 1948, Book 1424, page 75, in Register's Office for Davidson County, Tennessee; located on southeast corner of the intersection of Fowler and Eighth Streets, containing 0.37 acres, more or less.

BEING the same property conveyed to Gordon T. Dougherty et ux, Neva D. Dougherty, by Deed from E.I. DuPont de Nemours and Company, a Delaware Corporation, of record in Book 1851, page 140, Register's Office for Davidson County, Tennessee, the said Gordon T. Dougherty having since died, the property vests solely in his widow, Neva D. Dougherty, the Grantor herein.

EXHIBIT 'B'

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

2. Plat of record in Book 1424, page 75, Register's Office for Davidson County, Tennessee, which include a 30-foot minimum building setback line from Fowler Street and 15-foot minimum setback line from Eighth Street, a 10-foot public utility and drainage easement along the east side of lot and a 2.5-foot public utility and drainage easement along the south side of the lot.

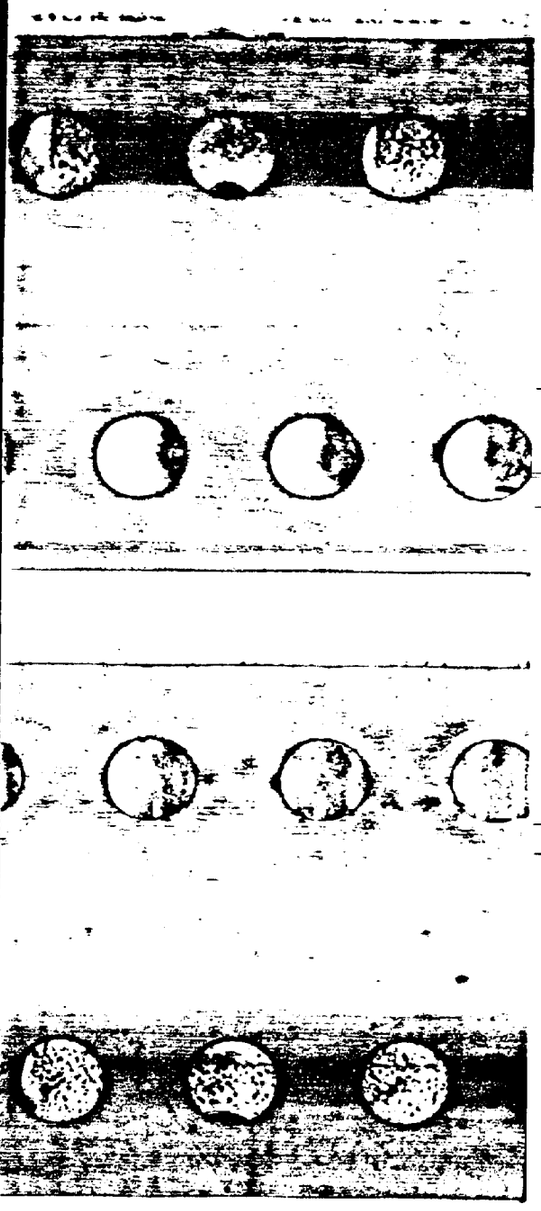
3. SUBJECT to easements expressly reserved to E.I. DuPont de Nemours and Company, A Delaware Corporation, in instrument of record in Book 1851, page 140, Register's Office for Davidson County, Tennessee.

3U208

IDENTIF. REFERENCE

JUN 1 10 47 AM '90

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8120 PAGE 883

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 40000.00
				CON TX 132.00
				PRFEE 1.00
				WDEED 9.00
				TOTAL 142.00
				CHECK 142.00
			06/01/90 01	10:46 0001 6068

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30208

IDENTIF. TREFERENCE

JUN 1 10 47 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 323775