Box 51

This Instrument Prepared by:
Samuel K. Crocker
Attorney at Law
Suite 2909, The Tower
611 Commerce Street
Nashville, TN 37203

BOOK 8121 PAGE 659

WARRANTY DEED

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Joseph A Daugherty
Affiant

Subscribed and sworn to before me this 31st day of May, 1990.

Notary Public
My Commission Expires: 3-3-92

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel**
Joseph A. Daugherty	SAME	104-8-324
2412 Oakland Avenue		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF Ten 00/100 Dollars ($10.00) cash in hand paid by JOSEPH A. DAUGHERTY and wife, CONSTANCE D. DAUGHERTY; JOHN G. BRITTLE and wife, NANCY P. BRITTLE; and JOHN G. BRITTLE, JR., unmarried, and other good and valuable consideration accepted as cash, the receipt of all of which is hereby acknowledged, ORA W. EADS, JR. and wife, ELEANOR L. EADS, have this day bargained and sold and do hereby transfer and convey unto the said JOSEPH A. DAUGHERTY and wife, CONSTANCE D. DAUGHERTY; JOHN G. BRITTLE and wife, NANCY P. BRITTLE; and JOHN G. BRITTLE, JR., unmarried, as tenants in common, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of Lot No. 54 on the plan of O. B. Hayes' Large Lots, called "Rokeby", as of record in Book 21, page 87, Register's Office for said County, described as follows:

Beginning on the westerly margin of 16th Avenue, South, formerly Belmont Avenue, 75 feet north of the southerly line of said Lot No. 54 being D. A. Rozetta and wife's northeast corner; thence with the westerly margin of said Avenue, northwardly 100 feet to J. A. Darnall's southeast corner; thence with said Darnall's southerly line, westwardly 152 1/2 feet, more or less, to the easterly margin of an alley; thence with said alley southwardly 100 feet to said Rozetta's northwest corner; thence with said Rozetta's northerly line, eastwardly 152 1/2 feet more or less, to the beginning.

Being the same property conveyed to Ora W. Eads and Eleanor L. Eads by deed from Lyndal Roberts and wife, Margaret Roberts, of record in Book 6375, page 645, Register's Office for said County.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title, and interest thereto belonging, to the Grantee, his successors, heirs, and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

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 this 31st day of May, 1990.

Ora W. Eads Jr.
ORA W. EADS, JR.

Eleanor L. Eads
ELEANOR L. EADS

6366 06/01 01:01 CHECK 502.00

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Ora W. Eads, Jr. and wife, Eleanor L. Eads, 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 and official seal at Nashville, Tennessee, this 31st day of May, 1990.

Notary Public
My Commission Expires: 3-3-92

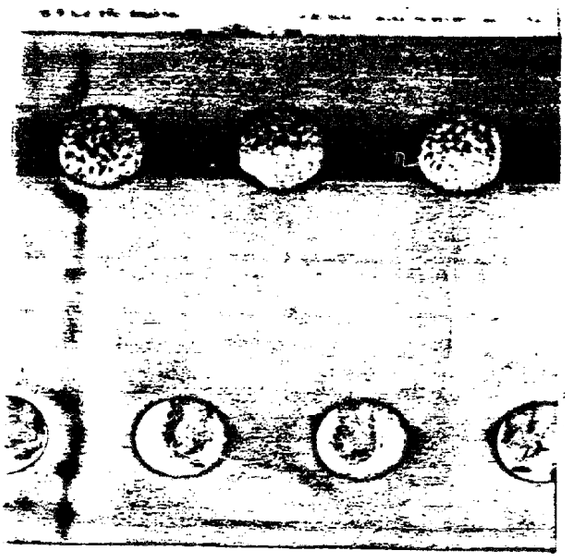
NOTARY PUBLIC DAVIDSON COUNTY, TN.

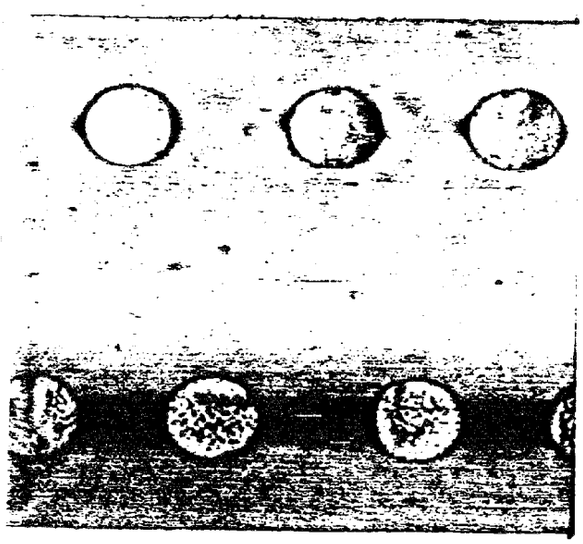
30460

IDENTIF. TREFERENCE

JUN 1 3 03 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.





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

RECEIVED OF _____

FOR _____

BOOK 8121 PAGE 661

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 150000.00
CON TX 495.00
PRFEE 1.00
WDEED 6.00
TOTAL 502.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 502.00

06/01/90 01 15:42 0001 636

30460

IDENTIF. REFERENCE

JUN 1 3 43 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 324068