This Instrument Prepared By:

Craig V. Gabbert, Jr.
Harwell Martin & Stegall. P.C.
172 Second Avenue North
Nashville, TN 37219

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Robert L. Delaney 6005 Ashland Drive Nashville, TN 37215	Same	144-16-1

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, CRAIG V. GABBERT, JR., and wife, KAY COOPER GABBERT, the Grantors herein, have bargained and by these presents do transfer and convey unto ROBERT L. DELANEY and wife, REBECCA B. DELANEY, the Grantees herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 407 on the Plan of Hillsboro Park, Section V, of record in Book 2663, page 45, Register's Office for said county. Said Lot No. 407 fronts 176.6 feet on the north side of Ashland Drive and runs back between lines, 178 feet on the east line and 302.2 feet on the west line to a dead line in the rear on which it measures 250 feet.
>
> Being the same property conveyed to Craig V. Gabbert, Jr., and wife, Kay Cooper Gabbert, by deed from Buford G. Sweeney and wife, Dorothy L. Sweeney, of record in Book 6539, page 444, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever. Grantors do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except for 1990 taxes, all matters shown on the plan of record in Book 2663, page 45, said Register's Office and restrictions of record in Book 2435, page 237, as amended in Book 2603, page 440, and made applicable to Section V at Book 2742, page 393, said Register's Office. Grantors do further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to the said

land to the said Grantees, their heirs and assigns against the lawful claims of all persons, whomsoever.

WITNESS our hands this 18 day of June, 1990.

CRAIG V. GABBERT, JR.

KAY COOPER GABBERT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Donna E. Randall, a Notary Public of said county, Craig V. Gabbert, Jr., the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18 day of June, 1990.

Donna E. Randall
Notary Public

My Commission Expires:
11/10/91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Donna E. Randall, a Notary Public of said county, Kay Cooper Gabbert, 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 18 day of June, 1990.

Donna E. Randall
Notary Public

My Commission Expires:
11/10/91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $168,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn and subscribed
this 18 day of
June, 1990.

Notary Public

My Commission Expires:

11/10/91

CVG/d6

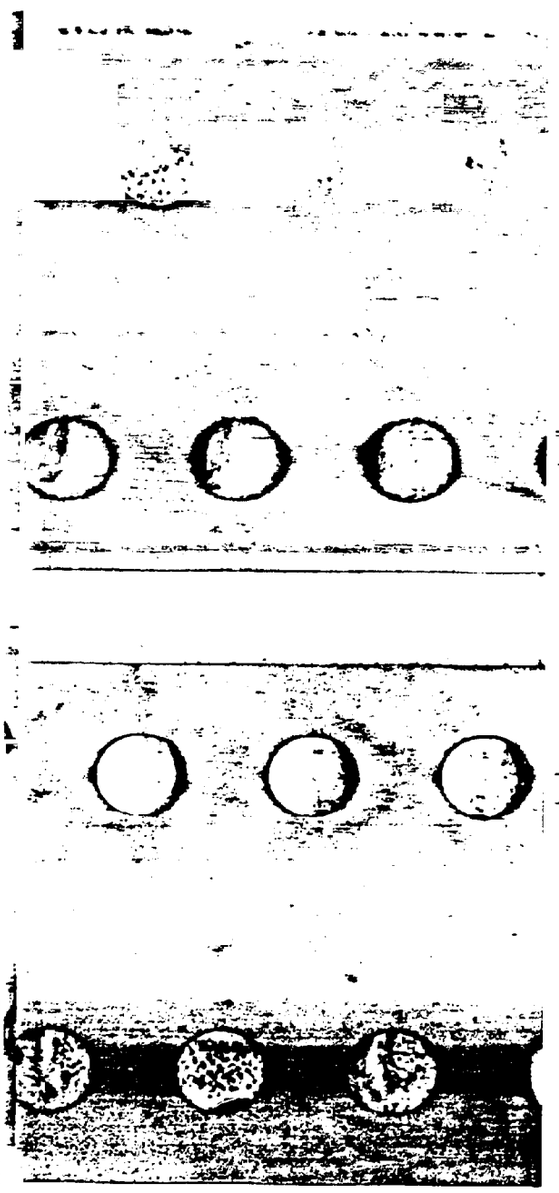
35037

IDENTIFICATION REFERENCE

JUN 19 2 06 PM '90

FELIX Z. WILKINSON REGISTER
DAVIDSON COUNTY, TN

1765 06/19 0101 03CHECK 564.00



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

RECEIVED OF _____

FOR _____

BOOK 8134 PAGE 276

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 168000.00
CON TX 554.40
PRFEE 1.00
WDEED 9.00
TOTAL 564.40
CHECK 564.40

06/19/90 01 14:06 0001 1766

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35037.

IDENTIFICATION REFERENCE

JUN 19 2 06 PM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 329406