THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
2000 Richard Jones Road, Suite 150
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $69,000.00.

W. Orrell Underwood
Affiant

Subscribed and sworn to before me this 15th day of June, 1990.

Notary Public
My Commission Expires: 1-22-94

35161

IDENTIFICATION

Jun 20 9 10 AM '90

FELIX Z WILSON REGISTER
DAVIDSON COUNTY TN

Address New Owner:	Send Tax Bills to:	Map/Parcel Nos.
Geraldine C. Higgins, Trustee 4307 Esteswood Drive Nashville, TN 37215	SAME	MAP 73-01 PARCELS 56 & 57

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY NINE THOUSAND AND 00/100 DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, **WEAKLEY J. TUNE, JR.**, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents does transfer and convey unto **GERALDINE C. HIGGINS, TRUSTEE,** with full power of sale without the joinder of any other person, hereinafter called the Grantee, her successors in trust and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I

LAND in the 11th Civil District of Davidson County, Tennessee, being Lot No. 4, Section I, on the Map of Moss Rose Heights Subdivision, a part of the W.J. Tune Land, described according to a survey made by Blanchard and Parrish, Engineers, September 2, 1940, as follows:

BEGINNING at a point in the easterly margin of Maxey Lane, 161.7 feet southeast of a concrete monument set in the easterly margin of said Maxey Lane, the beginning of a curve to Claypool Avenue, the common corner of Lots Nos. 3 and 4 of said Subdivision; thence southeastwardly with the easterly margin of Maxey Lane, 60.0 feet, to a point, the common corner of Lots Nos. 4 and 5 of said Subdivision; thence easterly with the dividing line between said Lots Nos. 4 and 5 of said Subdivision, 170.0 feet, to a point, the common corner of said Lots Nos. 4 and 5; thence northeasterly 60.0 feet, to a point, the common corner of said Lots Nos. 3 and 4 of said Subdivision; thence westerly with the dividing line between said Lots Nos. 3 and 4 of said Subdivision, 170.0 feet, to the point of beginning.

BEING the same property conveyed to Weakley J. Tune, Jr., and wife, Amelia Irwin Tune, by deed from Weakley J. Tune and wife, Annie V. Tune, of record in Book 1160, page 563, Register's Office for Davidson County, Tennessee; the said Amelia Irwin Tune having since died.

TRACT II

LAND in Davidson County, Tennessee, being Lot No. 5 on the Map of Moss Rose Heights, Section I, not of record, described according to a survey made by Blanchard and Parrish, Engineers, September 2, 1940, as follows:

BEGINNING on the easterly margin of Riverwood Drive, formerly Maxey Lane, at the southwest corner of the property conveyed to Weakley J. Tune, Jr. and wife, by deed from Weakley J. Tune and wife, of record in Book 1160, page 563, Register's Office for Davidson County, Tennessee; thence with the line between said two Lots, eastwardly 170.0 feet; thence southwardly 60.0 feet; thence westwardly 170.0 feet, to the easterly margin of Riverwood Drive; thence with said Drive, northwardly 60.0 feet, to the beginning.

BEING the same property conveyed to Weakley J. Tune, Jr., and wife, Amelia Irwin Tune, by deed from Weakley J. Tune and wife, Annie V. Tune, of record in Book 2401, page 541, Register's Office for Davidson County, Tennessee; the said Amelia Irwin Tune having since died.

This is improved property known as 1707 Riverwood Drive, Nashville, Tennessee 37206.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her successors in trust and assigns, forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her successors in trust and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF I have hereunto set my hand on this the 15th day of June, 1990.

Weakley J. Tune

WEAKLEY J. TUNE, JR.

Jerry Tune Atty in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of June, 1990, before me, Mitchell A. Watts, a Notary Public in and for said County and State, personally appeared JERRY V. TUNE, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of WEAKLEY J. TUNE, JR., and acknowledged that he executed the same as the free act and deed of the said Grantor.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of June, 1990.

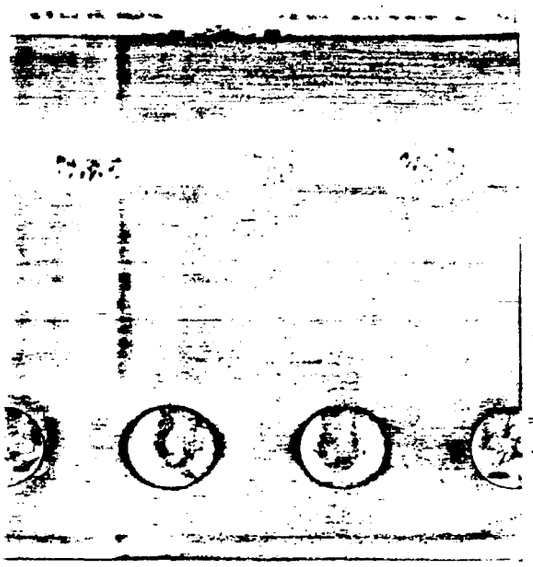
Mitchell A Watts

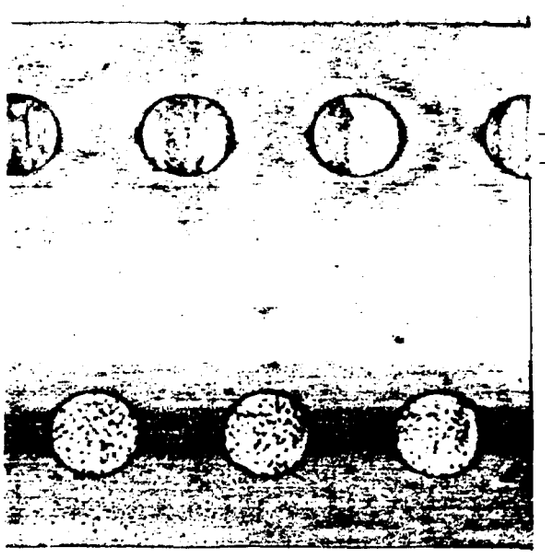
Notary Public

My Commission Expires: 1-23-94

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

1990 06/20 0101 03CHECK 234.75





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

RECEIVED OF _____

FOR _____

BOOK 8134 PAGE 671

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 69000.00
CON TX 227.70
PRFEE 1.00
WDEED 6.00
TOTAL 234.70
CHECK 234.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/20/90 01 07:10 0001 1878

35161

IDENTIFI REFERENCE

JUN 20 9 10 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 329536