THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

00262026
BOX 35 BOOK 8176 PAGE 130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steven Robert Cudworth (NAME)	First Tennessee Bank N.A. (NAME)	MAP 91-16
4408 Nevada Avenue (STREET ADDRESS OR ROUTE NUMBER)	Box 80 (STREET ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Memphis, TN 38101-0084 (CITY) (STATE) (ZIP)	PARCEL 98

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------$10.00---------- *Dollars,*

Cash in hand paid by Steven Robert Cudworth and wife, Lisa Ann Racz-Cudworth and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowleded, and for a further consideration the said Steven Robert Cudworth and wife, Lisa Ann Racz-Cudworth have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $61,200.00 secured by deed of trust of record in Book 6733, page 410, Register's Office for Davidson County, Tennessee

KAK
SMD

Stephen M. Downey and wife, Kathryn Leigh Hearne

have this day bargained and sold, and do hereby transfer and convey unto the said Steven Robert Cudworth and wife, Lisa Ann Racz-Cudworth

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows.

Land in Davidson County, Tennessee, being Lot No. 309 of Block 14 on the Plan of Charlotte Park Co.'s first addition to Nashville, recorded in Book 57, page 103, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stephen M. Downey and wife, Kathryn Leigh Hearne by deed from James E. Fisher and wife, Gloria J. Fisher, of record in Book 6733, page 405, Register's Office of Davidson County, Tennessee.

4 5 5 3

IDENTIFICATION REFERENCE

AUG 16 11 16 AM '90

FILED & RECORDED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 2,900.00

Subscribed and sworn to before me this the 16th *day of* August *19*90

My commission expires: 1/23/93 *(Affix Seal)*

Affiant

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

unimproved ( )
This is improved (X) property, known as 4408 Nevada Avenue, Nashville, TN 37209
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (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 16th *day of* August *19*90*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Stephen M. Downey

Kathryn Leigh Hearne

Stephen M. Downey

Kathryn Leigh Hearne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Stephen M. Downey and wife, Kathryn Leigh Hearne

the within named bargainor S, *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* 16th *day of* August, *19* 90.

Cynthia O Dell
Notary Public

Commission expires 1/23/93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____
Notary Public

Commission expires _____

WARRANTY DEED

FROM

TO

0567 08/16 0101 03CHECK 244.60

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238



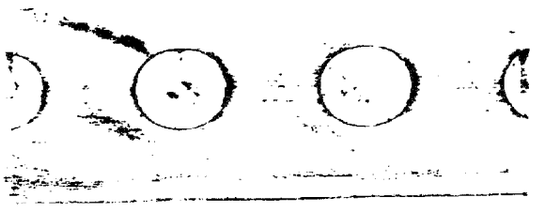
OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

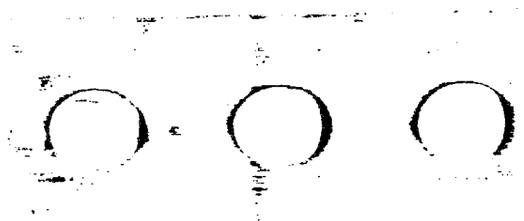
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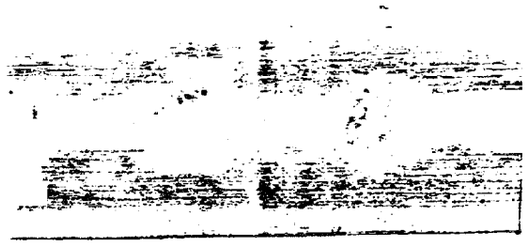


CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 72000.00
				CON TX 237.60
				PRFEE 1.00
				MDEED 6.00
				TOTAL 244.60
				CHECK 244.60
08/16/90	01			11:19 0001 0567

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK





4 9 9 6 3

IDENTIFICATION REFERENCE

AUG 16 11 17 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 346992