THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00261954
BOX 35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephen M. Downey (NAME)	First Tennessee Bank NA (NAME)	MAP103-4
4102 Utah Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1000, Dept. 47 (STREET ADDRESS)	PARCEL 342
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Memphis, TN. 38148 (CITY) (STATE) (ZIP)	

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

Cash in hand paid by Stephen M. Downey and wife, Kathryn L. Hearne and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

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Joe B. Holder, Jr. Mary Dee Holder Bradshaw, Mildred R. Holder

have this day bargained and sold, and do hereby transfer and convey unto the said Stephen M. Downey and Kathryn L. Hearne, husband and wife

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the westerly 75 feet of Lot No. 98 on the Plan of West End Annex, as of record in Book 332, page 61, Register's Office for Davidson County, Tennessee.

Said westerly 75 feet of Lot No. 98 fronts 75 feet on the North side of Utah Avenue, formerly 7th Street or Avenue, and runs back between parallel lines, 140 feet, to an alley.

Being the same property conveyed to Joe B. Holder, Jr. and Mary Dee Holder Bradshaw, as tenants in common, owning a one-half, undivided interest, by deed from Mildred R. Holder, unmarried, of record in Book 7842, page 522, Register's Office of Davidson County, Tennessee.

The said Mildred R. Holder having retained a life estate therein, with full right to possess and use the property and collect all rental income therefrom, during remainder of her life.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 70,000.00

Subscribed and sworn to before me this the 16th *day of* August, 1990

Affiant Kathryn L. Hearne

My commission expires: 1-17-1994 *(Affix Seal)*

Notary Public Linda S. Jones

This is improved (X) unimproved ( ) property, known as 4102 UTAH 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.*

Joe B. Holder, Jr.

Mildred R. Holder

Mary Dee Holder Bradshaw, by Joe B. Holder, Jr. Attorney in Fact

Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me the undersigned authority, *a Notary Public in and for said County and State* Joe B. Holder, Jr. and Mildred R. Holder

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

Linda V. Jones
Notary Public

Commission expires 1-17-1994

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 _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Joe B. Holder, Jr., to me known, (or satisfactorily proven) to be the person who executed the foregoing instrument in behalf of Mary Dee Holder Bradshaw, and acknowledged that he executed the same as the free act and deed of the said Mary Dee Holder Bradshaw.

WITNESS my hand and seal at Nashville, Tennessee, this 16th day of August, 1990.

Linda V. Jones
NOTARY PUBLIC

My Commission expires:

1-17-94

50590

TAX NOTIFY REFERENCE

Aug 20 8 37 AM '90

1293 08/20 0101 03CHECK 238.00

WARRANTY DEED

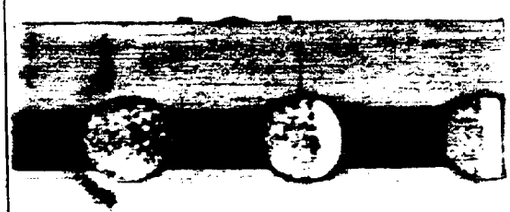
FROM

TO

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



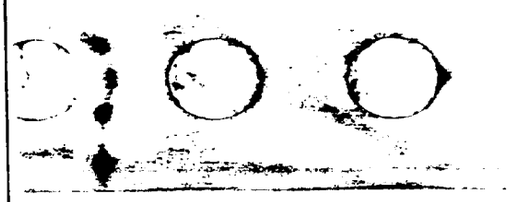
RECEIVED OF _____

FOR _____

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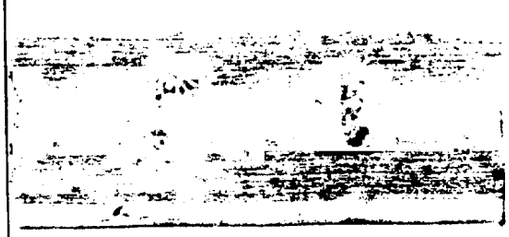
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 70000.00
				CON TX 231.00
				PRFEE 1.00
				WDEED 6.00
				TOTAL 238.00
				CHECK 238.00
08/20/90	01			08:40 0001 1293





RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



50590

Aug 20 8 37 AM '90

No. 347713