THIS INSTRUMENT PREPARED BY:

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this, transfer is $49,500.00.

Elaine Peebles
Affiant

Subscribed and sworn to before me this 17th day of August, 1990.

Notary Public

My Commission Expires: 1/23/94

Address New Owner:	Send Tax Bills to:	Map/Parcel Nos.
ELAINE PEEBLES 1310 Eastland Avenue Nashville, Tennessee 37206	SAME	MAP 83-5 PARCEL 282

WARRANTY DEED 1845 08/21 0101 03CHECK 170.35

FOR AND IN CONSIDERATION of the sum of FORTY NINE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($49,500.00), cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, **CARRIE A. SISSOM, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **ELAINE PEEBLES*** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

NR EP

* and NANASSA ROBERSON

BEING the westerly 25.0 feet of Lot No. 20 and the easterly 45.0 feet of Lot No. 19 of Block "A" in F.O. Beasley's Addition to East Nashville, a Plan of which is recorded in Book 57, page 85, Register's Office for Davidson County, Tennessee.

SAID parts of Lots Nos. 19 and 20 front together 70.0 feet on the South side of Eastland Avenue, as widened, formerly Vaughn Pike, and run back between parallel lines, 168.0 feet, to an alley.

BEING the same property conveyed to Carrie A. Sissom by deed from Shirley Randall, Devisee under the Will of M.L. Randall, of record in Book 6514, page 765, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to the following liens and encumbrances:

1. Real property taxes for the years 1987, 1988 and 1989, plus any penalty, interest and/or Clerk & Master fees.
2. Metro Codes Letters of record in Book 5230, page 836, Book 7161, page 427 and Book 7811, page 12, Register's Office for Davidson County, Tennessee.
3. Judgment lien in favor of First American Bank of record in Book 8162, page 115, Register's Office for Davidson County, Tennessee.
4. Deed of Trust in favor of Charlie Sloan of record in Book 7014, page 32, Register's Office for Davidson County, Tennessee.
5. Deed of Trust in favor of Associates Financial Services Company of Tennessee, of record in Book 7411, page 891, Register's Office for Davidson County, Tennessee.

This is improved property known as 1310 Eastland Avenue, 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 GRANTEES, their heirs and assigns, forever; and I do covenant with the said GRANTEES 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 GRANTEES their heirs 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 17th day of August, 1990.

Carrie A. Sissom

CARRIE A. SISSOM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CARRIE A. SISSOM, unmarried, the 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 and official seal at Nashville, Tennessee, this 17th day of August, 1990.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

5102 1

Aug 21 9 51 AM '90

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8179 PAGE 18

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	49500.00
			CON TX	163.35
			PRFEE	1.00
			WDEED	6.00
			TOTAL	170.35
			CHECK	170.35
08/21/90	01		09:54 0001	1845

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51021

IDENTIFICATION

Aug 21 9 51 AM '90

FELIX Z. WILSON

No. 348259